

PAGOSA LAKES PROPERTY OWNERS ASSOCIATION, INC.
Regular Board Of Directors Meeting
Thursday, June 08, 2006
MINUTES

President Bohl called the regular monthly meeting of the Pagosa Lakes Property Owners Association Board of Directors to order at 7:00 P.M. in the Pagosa Lakes Community Center, 230 Port Avenue, Pagosa Springs, Colorado.

BOARD MEMBERS PRESENT

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David Bohl –President  
Hugh Bundy – Vice President  
Fred Uehling – Treasurer  
Pat Payne – Secretary  
Fred Ebeling – Director  
Gary Gray – Director

**STAFF PRESENT**

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General Manager – Walter Lukasik
Recording Secretary - Gloria Petsch

APPROVAL OF AGENDA & MINUTES

Agenda-

Director Payne made a motion to accept the agenda as written. Director Bundy seconded the motion. Motion carried unanimously.

Minutes of the May 11, 2006 Regular Board Meeting Minutes, and notes from the Board work session of May 31, 2006 –

Director Bundy made a motion to accept the minutes of May 11, 2006, and the notes from the Board work session of May 31, 2006 as written. Director Payne seconded the motion. Motion carried unanimously.

GENERAL MANAGER’S REPORT -

- 1) Of special note in the Department Managers’ reports, see comments regarding **increased receipts and decreasing collections in Accounting Department Manager report.**
- 2) The **Accounting Department** sent **17 delinquent accounts** to local counsel Lisa Toy for foreclosure processing. Of those cases, eleven accounts have paid in full, two are being negotiated and it appears that four will be processed for foreclosure.
- 3) The **Sheriff’s Department Animal Control** statistics for the month of May are as follows: 5 dogs impounded; 3 welfare checks; 1 cruelty case; 3 dogs returned to owners; 9 verbal warnings issued; 0 dangerous dog calls; 0 dog bite cases; 0 written warnings given; 32 citizen contacts made; and 34 calls for service. Total calls for the month were 79.

- 4) No new information regarding the transfer of **greenbelt properties from Fairfield Resorts** to the Pagosa Lakes POA.
- 5) Pagosa Lakes POA has **sixteen Covenant Compliance legal issues pending** with counsel at the present time.
- 6) **The Governor has signed Senate Bill 06-089, the “clean-up” bill for last year’s Senate Bill 100 on May 26, 2006.** For your information, a list of requirements noting actions necessary to comply is enclosed in the Board Packet. The office will start on the documentation for the required changes in policies in the next several weeks. Eight Resolutions will require minor revisions. These will be completed within the next month.
- 7) **Eight Customer Information Surveys** were returned during May. All were favorable.
- 8) **New project reviews continue to arrive** from the Archuleta County or Town Planning Departments. This week a proposal for 114 condominiums and town homes on the south shore of Village Lake was received. Larry Lynch and I have already responded with our comments regarding shoreline, drainage and water standards, as the project is so near to the lake. We have started negotiations with the developer regarding acquiring an easement in perpetuity for the boat ramp at Village Lake.
- 9) **Marian Frances, treasurer for the committee to elect Pete Gonzalez sheriff,** contacted the Association, wanting to put a tent out front, to meet the property owners before the Annual Meeting. The Board felt that this was not the proper forum for this type of event.
- 10) **Mojie Adler, while in Kansas, fell and injured herself.**
- 11) **We are hosting a Blood Drive on Monday, June 19, 2006, at the Pagosa Lakes Clubhouse.**
- 12) **The Relay for Life is on June 16, 2006.** General Manager Lukasik is looking for pledges for this very worthy event.
- 13) **The Pagosa Lakes Annual Garage Sale will be held on Saturday, June 16, 2006, in the Recreation Center parking lot.** The sale is from 9 am until 1 pm.
- 14) **Year-to-date, there have been 580 property transfers.**

PUBLIC COMMENTS

Jerry Baier, of 172 Caleta Place, asked for an update on the Road Advisory Committee, and was told that there are no meetings currently scheduled, as several of the members are out of town. He then asked when the new Director of Public Works would be coming to speak with the Association property owners, as Pagosa Lakes property owners comprise a majority of the county’s population. He was informed that this is being

discussed, but that no firm date has been set as of yet. Mr. Baier then asked for an update on the County Commissioner election coming up in the fall.

TREASURER'S REPORT

The May 2006 financial documents have been reviewed. No discrepancies or irregularities were noted. As noted in the General Manager's report, the Association has received \$933,000, or 91.7 % of the total \$1,017,000 2006 billed assessments through May 31, 2006. Collections were 3.8 % ahead compared to the same period in 2005.

The PLPOA has acted on the 5/11/06 temporary board motion to suspend the Sheshunoff and IDC bank rating criteria requirements and has begun purchasing replacement CD's with local financial institutions, using FDIC rating criteria. CD's maturing with Edward Jones in April and May were replaced in CDs with local financial institutions that meet FDIC guidelines. CDs maturing with Edward Jones in April and May were replaced in early June with 1-year CD's as follows: Citizens Bank - \$98,000 at 4.89%; First Southwest Bank - \$98,000 at 4.75%; Rio Grande Savings and Loan - \$96,000 at 4.31%.

No PLPOA Finance Advisory Committee meeting (FAC) was held during May. The next FAC meeting will be held Tuesday, 6/13/06 at 1:00 pm.

COMMITTEE REPORTS

- **Recreation Center Committee** — No report at this time.
- **Lakes, Fisheries & Parks Committee** – Minutes were included in the Board packet.
- **Ad Hoc Lake Study Committee** – No report at this time.
- **Ad Hoc Signage Committee** – No report at this time.
- **Road Advisory Committee** – No report at this time.
- **Finance Advisory Committee** – No report at this time.
- **ECC agendas and minutes** are included in the DCC report. ECC board liaison Ernie Karger's report was included in the Board packet.

OLD BUSINESS

- **“Commercial Type Truck” Definition.** Definition of “Commercial Type Truck” proposed for acceptance for rules, DCC and ECC purposes – **“A Commercial Type Truck” as “ a truck with a commercial type configuration, one-ton in size or larger, including but not limited to trucks or semi-tractors equipped with; a dump, flat or stake bed; tow/wrecker equipment; panel delivery or freight box; garbage/trash compactor; cement mixer or pumper; a lift crane or boom; oil field**

service equipment; or liquid, sewage, or gas storage tanks. It shall not include sport utility vehicles, vans, recreational vehicles, or contractor rack equipped pickups.” Director Gray made a motion to accept the definition; Director Ebeling seconded the motion. Motion carried unanimously. The definition will now go to counsel for inclusion in a Resolution before being publicly posted for a period of time before acceptance.

NEW BUSINESS

- 1. The Board accepted the resignation of Director James Carson from the Board, and accepted withdrawal of his application for the election for the Board of Directors.**
- 2. Resolution 2006-08 – for Disbursement of Funds for Unfinished Roads.** Director Bundy made a motion to accept Resolution 2006-08 as written. Director Uehling seconded the motion. Motion carried unanimously.
- 3. Discussion by Director Bohl concerning the previous Association pledge for the Mary Fisher Foundation and the current planning of a Critical Access Hospital.** A motion was made and seconded to pledge \$5,000 per year for the next ten years to the Critical Access Hospital, in lieu of our current pledge of \$5,000 for the next three years to the Mary Fisher Clinic, with the proviso that if it is not matched, we are not liable for the pledge. Motion carried four to one, with Director Ebeling opposed. Director Bohl recused himself from the vote, due to a conflict of interest.
- 4. Discussion by Director Gray, as Board liaison to the Environmental Control Committee.** Director Gray updated the Board on how the Environmental Control committee is working to make the Building Permit process better for our property owners.
- 5. As directed by SB05-100 and SB06-089, the Board of Directors must appoint a disinterested party to count and supervise the counting of ballots for elections and ballot issues for the Annual Meeting. In the past, the office Administrative Assistant has been appointed as the supervising party for ballot counting. Administrative Assistant Gloria Petsch is not a property owner in the Association.** A motion was made by Director Gray, and seconded by Director Uehling, to appoint Gloria Petsch as the supervising party for ballot counting. Motion carried unanimously.
- 6. Confirmation of action taken at Executive Session of May 11, 2006 declaring the tipi located at 186 Spring Ct. as yard art and not as a structure requiring a building permit. This is necessary for the item to be reflected in a public meeting and accompanying minutes.** A motion was made by Director Ebeling, and seconded by Director Payne to allow the tipi as yard art, on the condition that it never be occupied. Motion carried unanimously.

7. **The Environmental Control Committee is proposing amendments and updates to various sections of the Building Permit Process. These are submitted for Board approval. If the Board requires a work session with the ECC or if more time is necessary to study the information, the item can be tabled at this time as none of the items are critically time sensitive.** The Board requested that the 6-ft. privacy fences on page 3-6 be changed to 5-ft. A motion was made by Director Payne to approve the proposed amendments with the requested change to the Building Permit Process. Director Bundy seconded the motion. Motion carried unanimously.

8. **There are five unprotested fines for Board ratification this month.** Director Gray made a motion to affirm the five unprotested fines. Director Payne seconded the motion. Motion carried unanimously.

CORRESPONDENCE

- None.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:20 P.M.

Respectfully Submitted,

Gloria Petsch, Recording Secretary

Leona F. Payne, Secretary