

1 **PAGOSA LAKES PROPERTY OWNERS ASSOCIATION, INC.**
2 **Regular Board Of Directors Meeting**
3 **Thursday, August 09, 2007**
4 **MINUTES**

5
6 President Gary Gray called the regular monthly meeting of the Pagosa Lakes Property Owners
7 Association Board of Directors to order at 7:00 P.M. in the Pagosa Lakes Clubhouse, 230 Port
8 Avenue, Pagosa Springs, Colorado.

9
10 **BOARD MEMBERS PRESENT**

10 **STAFF PRESENT**

11 ~~~~~
12 Gary Gray –President
13 Hugh Bundy – Vice President
14 Fred Uehling – Treasurer
15 Fred Ebeling – Secretary
16 Alan Schutz – Director

11 ~~~~~
12 Interim General Manager - Gloria Petsch
13 DPE Manager – Larry Lynch
14 DCC Manager – Margaret Gallegos

17
18 **Quorum verified by Director Ebeling.**

19
20 **NAMING OF TWO ADDITIONAL BOARD MEMBERS**

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22 A motion was made and seconded to appoint Janine Krawitz and Robert Mullen
23 as Board members, each to serve a one-year term, ending on July 26, 2008.
24 Motion passed unanimously.

25
26 **APPROVAL OF AGENDA**

27
28 **Approval of Agenda-**

29 The following amendment was made to the agenda:

- 30 • Addition of naming Additional unprotested fine, bringing the total
31 presented for ratification to five.
32 • Addition of New Business #7-Should the Association help pay for
33 additional Solarbee aerators?

34
35 A motion was made and seconded to approve the Agenda as amended. Motion carried
36 unanimously.

37
38 **APPROVAL OF MINUTES OF JULY 12, 2007**

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40 Director Uehling made a motion to approve the minutes of July 12, 2007 as amended. Director
41 Ebeling seconded the motion. Motion carried unanimously.

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43
44 **INTERIM GENERAL MANAGER’S REPORT -**

- 45
46 1) In addition to the Department Managers’ reports, the following comments are noted:
47 **ACCOUNTING:** None other than as included in departmental report.

1 **DCC:** None other than as included in departmental report.

2 **DPE:** None other than as included in departmental report.

3 **DRA:** None other than as included in departmental report.

4
5 **2)** The **Sheriff's Department Animal Control** statistics for the month of July 2007 show
6 15 reports taken, 14 dogs impounded, 3 cruelty cases, 14 dogs returned to owners, 10 dangerous
7 dog calls/quarantines, 34 verbal warnings issued, 6 written warnings given, 3 summonses issued,
8 72 miscellaneous citizen contacts made, 98 calls from dispatch to the animal control officer for
9 service, 6 welfare checks, 0 dog bite cases, and 19 wildlife complaints (bears).

10
11 **3)** Pagosa Lakes POA has **seven (7) Covenant Compliance legal issues pending** with
12 counsel at the present time.

13
14 **4)** **Counsel Lauren Holmes has again attempted to contact North Village Lake**
15 **attorney Larry Holtus to discuss modifications to the DRAFT Amendment to the**
16 **Declarations for the voluntary North Village Lakes Owners Association (NVL).** According
17 to Ms. Holmes, Mr. Holtus' clients do not seem interested in forming/pursuing a sub association
18 anymore. Also, since title companies are not picking up on the document, Ms. Holmes is
19 disinclined to spend Association funds amending a document that has not been detected. I will
20 keep the Board apprised of any new developments.

21
22 **5)** **The LPEA Easement Agreement** approved with qualifications at a previous Board
23 meeting has not been received back from LPEA at this time. When it is received, subject to the
24 agreement containing all of counsel's stipulated changes and additions, it will be presented to
25 two officers for signatures.

26
27 **6)** **Website contacts hit an all-time weekly high** the week of July 8, 2007, with 1519
28 contacts to the site.

29
30
31 **PUBLIC COMMENTS**

- 32
33 • Darrell Bruekner, a contractor building a home in PLPOA at 77 Gala, was upset that he
34 couldn't get an automatic extension on an expired building permit. He was informed that
35 the proper process is to apply for an extension through the ECC.
36 • Richard Beaudry, of Vista Subdivision, thanked the Board for looking into the used
37 manufactured home issue in Vista Subdivision, and asked to be kept apprised of any
38 meetings or work sessions planned.

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40
41 **TREASURER'S REPORT**

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43 The July 2007 financial documents have been reviewed. No discrepancies or irregularities were
44 noted. As noted in the Interim General Manager's report, the Association has received \$971,000,
45 or 95.1% of the total 2007 billed assessments of \$1,021,000. Collections were 0.8 percent behind
46 compared to the same period in 2006.

47
48 **COMMITTEE REPORTS**

- 1
- 2 ○ **Recreation Center Committee** — No report at this time.
- 3 ○ **Lakes, Fisheries & Parks Committee** – No report at this time.
- 4 ○ **Ad Hoc Lake Study Committee** – No report at this time.
- 5 ○ **Road Advisory Committee** – No report at this time.
- 6 ○ **Finance Advisory Committee** – Report given by Director Uehling. The
- 7 Association Travel policy and Small Purchases Policy were reviewed, and both
- 8 policies will be reviewed by the General Manager prior to being submitted to the
- 9 Board. The Reserve Study was also reviewed, and at the next FAC meeting DPE
- 10 Manager Lynch will be reviewing the Dam Inspection reports with the committee.
- 11 Minutes of the 08-08-07 meeting will be included in next month’s board packet.
- 12 ○ **ECC agendas and minutes** are included in the DCC report. There is no report
- 13 from ECC board liaison Dennis Schick this month, due to there only being one
- 14 meeting last month.
- 15
- 16

17 **OLD BUSINESS**

- 18
- 19 ○ **Discussion of definition of “inoperable vehicle”.** A motion was made and
- 20 seconded to table the discussion until the next Board meeting. Motion passed,
- 21 with Director Ebeling voting against.
- 22
- 23

24 **NEW BUSINESS**

- 25
- 26 **1. Pursuant to the Board of Director and Committee’s property values and**
- 27 **mobile/manufactured home work session held on August 1, the Committee is**
- 28 **proposing to 1) withdraw its previously submitted Guideline #8**
- 29 **(Mobile/Manufacture Home Criteria and Inspection Process); and 2) incorporate**
- 30 **changes to the Building Permit Process.** Director Ebeling made a motion to table this
- 31 item pending further review. Director Bundy seconded the motion. Motion passed
- 32 unanimously.
- 33
- 34 **2. The PSAAR is asking that the PLPOA revise its signs rules to increase maximum**
- 35 **size allowable for real estate signs to nine feet, from the current allowable six feet.**
- 36 **Board action requested.** Director Mullen moved to retain current rules. Motion
- 37 seconded by Director Krawitz. Motion carried unanimously.
- 38
- 39 **3. Elation Center for the Arts Director Paul Roberts is requesting sponsored group**
- 40 **status for some non-fee based classes. They also rent the Clubhouse for fee-based**
- 41 **events. Board action requested.** Director Uehling made a motion to allow Elation
- 42 Center for the Arts sponsored group status for the purpose of conducting non-fee based
- 43 classes. Motion was seconded by Director Krawitz. Motion passed unanimously.
- 44
- 45 **4. Recreation Center Parking Lot Bid. Board action required to select contractor from**
- 46 **bids received. Board action requested.** Director Ebeling made a motion to accept the
- 47 low bid submitted by Strohecker Asphalt and Paving, and the Davis Engineering
- 48 proposal. Director Schutz seconded the motion. Motion passed unanimously.

1 Director Ebeling moved that the President and the Secretary be required to sign the
2 contract after approval by Association Counsel. Motion was seconded by Director
3 Schutz. Motion passed unanimously.
4

5 **5. Request of refund of Building Permit Fee Board action requested.** A property owner
6 submitted plans for a “major construction project”, with a fee of \$50.00. After DCC
7 completed the application process, plan review, and approved the building application,
8 the property owner changed the plans, and scaled back the scope of work. He has
9 requested a refund of the fee, since the project will now go forward as a “minor
10 construction project”. Since the property owner elected to change the scope of work after
11 the DCC had done a significant amount of work on the premise that the project was a
12 “major construction process”, Director Bundy made a motion to deny the request for a
13 refund. Director Krawitz seconded the motion. Motion passed unanimously.
14

15 **6. There are five (5) unprotested fines for Board ratification this month. Board action**
16 **required.** The Directors chose to discuss and vote on each violation individually.
17

18 **a. Kuros-** Director Ebeling made a motion to ratify the fine. Motion was seconded
19 by Director Mullen. Motion passed unanimously.

20 **b. Hayes -** Director Mullen made a motion to ratify the fine. Motion was seconded
21 by Director Krawitz. Motion passed unanimously.

22 **c. Thaller -** Director Bundy made a motion to ratify the fine. Motion was seconded
23 by Director Uehling. Motion passed unanimously.

24 **d. Adler -** Director Bundy made a motion to ratify the fine. Motion was seconded by
25 Director Krawitz. Motion passed unanimously.

26 **e. JP Pagosa Investment LLC -** Director Uehling made a motion to ratify the fine.
27 Motion was seconded by Director Krawitz. Motion passed unanimously.
28

29 **7. Should the Association help fund more Solarbee aerators?** Since a formal request for
30 cost-sharing has not been received at this time, discussion on this issue will continue
31 when a request is presented.
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34 **CORRESPONDENCE**

- 35
- 36 • **Letter received from the USJHSD thanking the PLPOA for its support, and**
- 37 **offering tours of the partially completed facility.**
- 38
- 39

40 **ADJOURNMENT**

41
42 There being no further business, the meeting was adjourned at 8:15 P.M.

43
44 Respectfully Submitted,

45
46 _____
47 Gloria Petsch, Interim General Manager

48 _____
Fred Ebeling, Secretary