

1 **PAGOSA LAKES PROPERTY OWNERS ASSOCIATION, INC.**
2 **Regular Board Of Directors Meeting**
3 **Thursday, September 13, 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**

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12 Gary Gray –President
13 Hugh Bundy – Vice President
14 Fred Uehling – Treasurer
15 Fred Ebeling – Secretary
16 Janine Krawitz – Director
17 Robert Mullen – Director, absent and excused
18 Alan Schutz – Director, absent
19

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

20
21 **Quorum verified by Secretary Ebeling.**
22

23
24 **APPROVAL OF AGENDA**

25
26 **Approval of Agenda -**

27 The following amendments were made to the agenda:

- 28 • Under New Business #8-Travel and Training Policy
- 29 • Under New Business #9 – Approval of Worksession Notes of Sept. 10,
30 2007.

31 A motion was made and seconded to approve the Agenda as amended. Motion carried
32 unanimously.

33
34 **APPROVAL OF MINUTES OF AUGUST 09, 2007**

35
36 A motion was made and seconded to approve the minutes of August 09, 2007 as amended.
37 Motion carried unanimously.

38
39 **GENERAL MANAGER’S REPORT -**

- 40
41 **1)** In addition to the Department Managers’ reports, the following comments are noted:
42 **ACCOUNTING:** None other than as included in departmental report.
43 **DCC:** None other than as included in departmental report.
44 **DPE:** None other than as included in departmental report.
45 **DRA:** None other than as included in departmental report.
46

1 **2) The Sheriff's Department Animal Control** statistics for the month of August 2007
2 show 16 reports taken, 10 dogs impounded, 2 cruelty cases, 24 dogs returned to owners, 4
3 dangerous dog calls/quarantines, 56 verbal warnings issued, 3 written warnings given, 5
4 summonses issued, 83 miscellaneous citizen contacts made, 94 calls from dispatch to the animal
5 control officer for service, 6 welfare checks, 0 dog bite cases, and 4 wildlife complaints (bears).

6
7 **3) Pagosa Lakes POA has thirteen (13) Covenant Compliance legal issues pending** with
8 counsel at the present time.

9
10 **4) Regarding the Pinon Lake Fountain,** Lee Riley will be sending us a letter with details
11 of commitments from various businesses. One business has agreed to a contribution of \$300.00
12 per month, for three years. Several other businesses are close to agreements. More details will be
13 provided to the Board upon receipt of the letter.

14
15 **5) The LPEA Easement Agreement** approved with qualifications at a previous Board
16 meeting has not been received back from LPEA at this time. When it is received, subject to the
17 agreement containing all of counsel's stipulated changes and additions, it will be presented to
18 two officers for signatures.

19 20 **PUBLIC COMMENTS**

- 21
22 • Mr. Lundergan, of 140 Beaver Circle, expressed concern regarding the cluster boxes on
23 Vista being so close to the road. He also requested that the pathway system be improved
24 so that people don't have to walk on the street.

25 26 27 **TREASURER'S REPORT**

28
29 The August 2007 financial documents have been reviewed. Check # 8064 for \$231.68 paid to
30 Central Distributing Company was incorrectly posted by the Bank of Colorado as \$131.68,
31 resulting in a \$100 bank error. The error was reported by the Comptroller to the bank, and will be
32 corrected on the September statement.

33
34 A \$95,000 certificate of deposit that matured on August 22, 2007, was rolled over at 5 percent
35 interest with Community Association Bank. The new maturity date is August 22, 2008.

36
37 As noted in the General Manager's report, the Association has received \$981,000, or 96.1% of
38 the total 2007 billed assessments of \$1,021,000. Collections are running at the same rate as in
39 2006.

40 41 **COMMITTEE REPORTS**

- 42
43 ○ **Recreation Center Committee** — No report at this time.
- 44 ○ **Lakes, Fisheries & Parks Committee** – Minutes of the August 29, 2007 meeting
45 included in the Board packet. The Lakes, Fisheries, and Parks Committee
46 recommendation to explore the formation of a Special Parks and Recreation
47 District is being researched by DPE Manager Lynch, and will be presented to the

1 Board at a later date. The Committee is also meeting to discuss potential
2 improvements to newly purchased lot 1, Block 1, Lake Pagosa Park.

- 3 ○ **Ad Hoc Lake Study Committee** – No report at this time.
- 4 ○ **Road Advisory Committee** – No report at this time.
- 5 ○ **Finance Advisory Committee** – Minutes of the Aug. 8, 2007 meeting included in
6 the Board packet. Report given by Committee Chair Fredric Uehling. The
7 Committee met on Sept. 10, 2007. DPE Manager Lynch presented dam inspection
8 reports. Due to the fact that the dams have not been included in the Reserves until
9 this year, the Committee unanimously recommends that the Board place any
10 carry-forward funds from 2007 into the restricted Reserve fund, and that
11 assessments be used to cover the Operating Budget. Next, the Committee
12 recommends that the Board accept the revised Training and Travel Policy for
13 inclusion into the PLPOA Personnel Manual. A Small Purchases Policy, Pay
14 Band adjustments, and a potential check-signing policy were discussed as well.
- 15
- 16 ○ **ECC agendas and minutes** are included in the DCC report. ECC Board liaison
17 Dennis Schick's report is included in the Board packet.
- 18

19 OLD BUSINESS

- 20
- 21
- 22 ○ **Discussion of definition of “inoperable vehicle”.** Continued from the August
23 Board meeting. Included in your Board packet is the original information, plus
24 an additional comment received from Director Ebeling, and two comments
25 received from property owners. Also, the definition decided upon at the Board
26 work session held on Monday, September 10, 2007 was handed out at the
27 beginning of this meeting. Director Krawitz made a motion to accept the
28 definition pending approval of review by Association counsel and public
29 posting notice. Motion seconded by Director Bundy. Motion passed
30 unanimously.
- 31

32 NEW BUSINESS

- 33
- 34
- 35 **1. Request from Detective Scott Maxwell, for funding for Town of Pagosa Springs**
36 **tracking/Search and Rescue dog. Presented by Detective Scott Maxwell.** A motion
37 was made and seconded to approve a \$1,000.00 donation from the Operating account.
38 Motion passed unanimously.
- 39
- 40 **2. Review of Hatcher Lake Special Lake Use regulations. Committee recommends**
41 **continuation and monitoring of current regulation. Presented by Lakes, Fisheries, &**
42 **Parks Chairperson Scott Maxwell.** A motion was made and seconded to continue the
43 current Hatcher Lake Special Lake Use regulations. Motion passed unanimously.
- 44
- 45 **3. Review of Watercraft Registration Policy. The Lakes, Fisheries, and Parks**
46 **Committee recommends continuation of the current policy.** The Committee
47 recommends that any revenue generated by the program go toward improvements at the

1 lakes and docks. A motion was made and seconded to continue the current Watercraft
2 Registration policy, with review on an annual basis. Motion passed unanimously.
3

4 **4. Proposed wording and placement of Association monument signs.** A motion was
5 made and seconded to approve “Welcome to Pagosa Lakes” –“Beauty With every
6 Season” “PLPOA” for the sign wording, and to have Director Bundy review design
7 before final order is placed. Motion passed, with Director Ebeling voting against.
8

9 **5. Appointment of Board liaison to the ECC.** A motion was made and seconded to
10 appoint Directors Krawitz and Mullen as joint Board liaisons to the ECC (Environmental
11 Control committee). Pending Director Mullen’s acceptance, they will share the duties of
12 Board liaison to the ECC. Motion passed unanimously.
13

14 **6. Building Permit Process-proposed updates are included for your review. The ECC**
15 **is requesting a work session with the Board and Association counsel to discuss**
16 **architectural standards within residential districts, and proposed changes to the**
17 **Building Permit Process. Please get your schedules in to the office so that we may**
18 **schedule this.** The Board recommended meeting with the ECC to discuss wording, and
19 having counsel review it after that.
20

21 **7. There are twenty-two (22) unprotested fines for Board ratification this month.**
22 **Board action required.**

23 a. Account # 20279.0-“Changing, adding to, or otherwise deviating from
24 ECC approved plans”.

25 b. Account # 13398.0- “Changing, adding to, or otherwise deviating from
26 ECC approved plans”.

27 c. Account # 21918.0- “Failure to obtain a PLPOA building permit”.

28 d. Account # 31131.0- “Failure to obtain a PLPOA building permit”. A
29 motion was made and seconded to uphold the fine. Motion passed,
30 with Director Ebeling voting against.

31 e. Account # 36133.0-“Changing, adding to, or otherwise deviating from
32 ECC approved plans”.

33 f. Account # 20050.0-“Failure to obtain a PLPOA building permit”.

34 g. Account # 1076.0-“Failure to obtain a PLPOA building permit”.

35 h. Account # 23212.0-“Changing, adding to, or otherwise deviating from
36 ECC approved plans”.

37 i. Account # 31109.0-“Changing, adding to, or otherwise deviating from
38 ECC approved plans”.

39 j. Account # 4022.0-“Failure to maintain property”.

40 k. Account # 4048.0-“Failure to maintain property”.

41 l. Account # 4181.0-“Failure to maintain property”. –Withdrawn by the
42 Dept. of Covenant Compliance.

43 m. Account # 4653.0-“Failure to maintain property”. - A motion was
44 made and seconded to uphold the fine. Motion passed unanimously.

45 n. Account # 4523.0-“Failure to maintain property”.

46 o. Account # 4084.0-“Failure to maintain property”.

47 p. Account # 5186.0-“Failure to maintain property”.

- 1 q. Account 12108.0-“Parking any stripped down, partially wrecked, or
2 inoperable vehicle”.
- 3 r. Account #12036.0-“Unattractive growth”.
- 4 s. Account #20565.0-“Unattractive growth”.
- 5 t. Account # 4298.0-“Failure to maintain property”.
- 6 u. Account # 4443.0-“Failure to maintain property”.
- 7 v. Account # 20030.0-“Failure to maintain property”. -Held over until the
8 October Board meeting.
- 9

10 A motion was made and seconded to uphold all other unprotested fines. Motion
11 passed unanimously.

12

13 **8. Revised Training and Travel Policy.** A motion was made and seconded to defer
14 action on this until the October Board meeting. Motion passed unanimously.

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16 **9. Worksession Notes of September 10, 2007.** Action deferred until October
17 Board Meeting.

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19 **CORRESPONDENCE**

20

- 21 • None at this time.
- 22
- 23

24 **ADJOURNMENT**

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26 There being no further business, the meeting was adjourned at 8:54 P.M.

27

28 Respectfully Submitted,

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31 Gloria Petsch, General Manager

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Fred Ebeling, Secretary