

1 **PAGOSA LAKES PROPERTY OWNERS ASSOCIATION, INC.**  
2 **Regular Board Of Directors Meeting**  
3 **Thursday, January 10, 2008**  
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 7:01 P.M. in the Pagosa Lakes Clubhouse, 230 Port  
8 Avenue, Pagosa Springs, Colorado.

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10 **BOARD MEMBERS PRESENT**

**STAFF PRESENT**

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

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General Manager - Gloria Petsch  
DCC Manager – Margaret Gallegos  
Recording Secretary - Barbara Tsonis

19  
20 **Quorum verified by Secretary Ebeling.**

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22 **APPROVAL OF AGENDA**

23  
24 **Approval of Agenda -**

25 General Manager Petsch requested the following changes/additions to the agenda:

- 26  
27 o **New Business #3 b. Account 2299.0 “Failure to obtain a PLPOA building**  
28 **permit”** to be removed.  
29 o **New Business #3 l. Account 2095.0 “Property not maintained in a manner**  
30 **complimentary to the surrounding neighborhood”** to be removed.  
31 o **New Business #3 m. Account #4149.0 “Property not maintained in a manner**  
32 **complimentary to the surrounding neighborhood”** still on agenda.  
33

34 President Gray made a request to add his comments, regarding page 29 of the Department of  
35 Property and Environment report, following the General Manager’s report.

36  
37 Motion was made and carried to approve the amended Agenda.

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39 **APPROVAL OF MINUTES OF DECEMBER 13, 2007**

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41 A motion was made by Treasurer Uehling and seconded by Director Mullen to approve the  
42 minutes of December 13, 2007 as written. Motion carried unanimously.  
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44

45 **GENERAL MANAGER’S REPORT -**

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

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

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

3  
4   **2)**     The **Sheriff's Department Animal Control** statistics for the month of December 2007  
5 show 12 reports taken, 9 dogs impounded, 3 cruelty cases, 16 dogs returned to owners, 2  
6 dangerous dog calls/quarantines, 38 verbal warnings issued, 0 written warnings given, 6  
7 summons issued, 82 miscellaneous citizen contacts made, 52 calls from dispatch to the animal  
8 control officer for service, and 5 welfare checks.

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10   **3)**     Pagosa Lakes POA has **nineteen (19) Covenant Compliance legal issues pending** with  
11 counsel at the present time.

12  
13   **4)**     The **website hits for December 2007 were 1067 visits** higher than December 2006, 5797  
14 vs. 4730.

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16   **5)**     The **Annual Association Assessment billing process** is completed at this time. There  
17 were 4960 statements went out for 6388 assessed properties.

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19   **PUBLIC COMMENTS**

- 20  
21       •   **Rich Beaudry, Vista Subdivision** – “My wife and I would like to thank the Board,  
22 Gloria, and the ECC for the efforts they put in, for listening to us. We’re not all the way  
23 of where we feel we need to be to see our part of the subdivision treated equally and  
24 fairly with all the rest of the subdivisions. We’d like to see the same building standards.  
25 We’d like to see manufactured homes only be new ones. We’ll continue to work on this.  
26 We’re going to continue work via the rules for this, to try to get equal and fair treatment,  
27 not special treatment. We want to see equal and fair treatment across the board for all  
28 subdivisions. Thank you again for your patience with us and for what has happened so  
29 far, we will be back - that’s not a threat it’s a promise. The other thing we would suggest  
30 - the building process is on I believe its fourth revision. I’ve heard Gary more than once  
31 and some other board members mention they want public input. Maybe before the  
32 building process is done again it would be nice to hold one or two property owners’  
33 meetings and get some input from them as to their likes, dislikes, feelings, problems,  
34 goals, whatever, on the building process itself and maybe one meeting with contractors to  
35 do the same. It’s a very important document. It guides what people can do in PLPOA. It  
36 would be very nice to have property owner input before the revisions are done next year.  
37 So we suggest those things. Thank you.”

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39   **TREASURER’S REPORT**

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41   Due to the end-of-year closing and the audit of the PLPOA, the 2007 year-end financial  
42 statements are not yet available. The statements may be available for the February 2008 board  
43 meeting. As shown in the Accounting Notes from the Comptroller, the Association has received  
44 \$985,000, or 96.5% of the total 2007 billed assessments of the \$1,021,000. Collections are  
45 running at the same rate as in 2006.

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1 **PRESIDENT GRAY’S COMMENTS**

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3 President Gray discussed the sampling of our fish from Village Lake for mercury levels and  
4 stated that the samplings tested below the level set for and by the state of Colorado. Larry  
5 Lynch, DPE Manager, will be doing additional testing of the other lakes and a greater variety of  
6 species of fish will be tested. President Gray also reminded everyone of the upcoming fishing  
7 tournaments on January 26<sup>th</sup> and February 9<sup>th</sup>. He also invited the Board to attend the Joint  
8 Committee Meeting scheduled for January 16<sup>th</sup> at 5:00 pm.  
9

10 **COMMITTEE REPORTS**

- 11
- 12 ○ **Recreation Center Committee** – No report at this time.
- 13 ○ **Lakes, Fisheries & Parks Committee** – No report at this time.
- 14 ○ **Ad Hoc Lake Study Committee** – No report at this time.
- 15 ○ **Road Advisory Committee** – No report at this time.
- 16 ○ **Finance Advisory Committee** – Minutes of the December 10, 2007 were  
17 included in the board packet.
- 18 ○ **ECC agendas and minutes** were included in the DCC report. ECC board  
19 liaison Dennis Schick’s report also was included.  
20

21 President Gray announced that ECC board liaison Dennis Schick will be replaced by Ernie  
22 Karger beginning January 1 to the end of June. He also commended and thanked the ECC  
23 and the DCC for the amount of work completed on the Building Permit Process and proposed  
24 changes to the Neighborhood Rules and Regulations.  
25

26 **OLD BUSINESS**

27  
28 Discussion was held and corrections made to the revised building permit process.  
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30 **Board Adoption of Revised Sections 2, 3, and 4 of the Building Permit Process.**  
31 **Board action requested.** Motion to approve by Treasurer Uehling. Motion seconded by  
32 Director Mullen. Motion passed unanimously.  
33

34 **NEW BUSINESS**

- 35
- 36 **1. Board Adoption of the Association Credit Card Policy. Board action requested.**  
37 Motion to approve by Treasurer Uehling. Motion seconded by Director Mullen. Motion  
38 passed unanimously.  
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- 40 **2. Proposed changes to the Neighborhood Rules and Regulations.** President Gray  
41 requested that the board submit their schedule availability for a joint worksession with  
42 the ECC and DCC to discuss the proposed changes to the Neighborhood Rules and  
43 Regulations.  
44
- 45 **3. There were thirteen (13) total fines this month, two of which have been removed**  
46 **leaving 11 total fines for ratification. Board action requested.**  
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  - 48 a. Account # 4161.0-“Property not maintained in a manner complimentary to the

1 surrounding neighborhood.”

- 2 b. Account # 2299.0- “Failure to obtain a PLPOA building permit” - **removed**
- 3 c. Account # 4585.0-“Changing, adding to, or otherwise deviating from ECC
- 4 approved plans.”
- 5 d. Account #4118.0- “Property not maintained in a manner complimentary to the
- 6 surrounding neighborhood.”
- 7 e. Account # 13408.0-“Changing, adding to, or otherwise deviating from ECC
- 8 approved plans.”
- 9 f. Account #64000.0-Changing, adding to, or otherwise deviating from ECC
- 10 approved plans.”
- 11 g. Account # 2299.0-“ Dumping, storing, or accumulating trash”.
- 12 h. Account #13760.0- “Dumping, storing, or accumulating trash”.
- 13 i. Account # 31145.0 – “Dumping, storing, or accumulating trash”.
- 14 j. Account # 4299. - “Property not maintained in a manner complimentary to the
- 15 surrounding neighborhood.”
- 16 k. Account # 4175.0 - “Property not maintained in a manner complimentary to
- 17 the surrounding neighborhood.”
- 18 l. Account # 2095.0 - “Property not maintained in a manner complimentary to
- 19 the surrounding neighborhood.” - **removed**
- 20 m. Account # 4149.0 - “Property not maintained in a manner complimentary to
- 21 the surrounding neighborhood.”

22

23 Motion by Director Mullen to affirm the 11 fines presented. Motion seconded by

24 Treasurer Uehling. Secretary Ebeling abstained from voting. Motion passed

25 unanimously.

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27 **CORRESPONDENCE**

- 28
- 29 • **None.**
- 30

31 **ADJOURNMENT**

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33 There being no further business, the meeting was adjourned at 7:35 P.M.

34

35 Respectfully Submitted,

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39 Fred Ebeling, Secretary

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39 Barbara Tsonis, Recording Secretary