

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

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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 Janine Krawitz - Director
16 Robert Mullen - Director, Absent
17 Alan Schutz - Director, Absent
18 Hugh Bundy - Vice President, Absent

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General Manager - Gloria Petsch  
Recording Secretary - Barbara Tsonis  
DPE Manager - Larry Lynch  
Comptroller - Don Arries

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 o **New Business #6 a. Account 20301.0 “Dumping, storing, or accumulating trash”**  
27 to be removed.
- 28 o **New Business #6 f. Account 23121.0 “Changing, adding to, or otherwise**  
29 **deviating from ECC approved plans”** to be removed.
- 30 o **New Business #6 g. Account #31020.0 “Commercial activity from a residential**  
31 **unit”** to be removed.

32 Motion was made and carried to approve the amended Agenda.

33  
34 **APPROVAL OF MINUTES OF NOVEMBER 8, 2007**

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36 A motion was made by Secretary Ebeling and seconded by Treasurer Uehling to approve the  
37 minutes of November 8, 2007 as written. Motion carried unanimously.

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40 **GENERAL MANAGER’S REPORT -**

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

- 47  
48 2) The **Sheriff’s Department Animal Control** statistics for the month of November 2007  
49 show 6 reports taken, 8 dogs impounded, 2 cruelty cases, 19 dogs returned to owners, 4

1 dangerous dog calls/quarantines, 38 verbal warnings issued, 0 written warnings given, 1  
2 summons issued, 76 miscellaneous citizen contacts made, 44 calls from dispatch to the animal  
3 control officer for service, and 4 welfare checks.

4  
5 **3) Pagosa Lakes POA has twenty-one (21) Covenant Compliance legal issues pending**  
6 with counsel at the present time.

7  
8 **4) I have left messages for Gary Young, the Pagosa Springs postmaster, to discuss the**  
9 **mailbox situation** in Pagosa Lakes. He spoke to Larry Lynch about a month ago, wanting to set  
10 up a meeting to discuss this. Commissioner Schiro has contacted me regarding this issue as well,  
11 as a number of her constituents have expressed their concern to her.

12  
13 **5) Geothermal Lake Loop update.** After researching the issue, it was discovered that the  
14 condo property extends into the lake far enough so that the open-loop system may be installed  
15 without trespassing onto Association property. I have spoken to Mr. McIver, as well as a member  
16 of the Condo Association Board, and informed them of this. I have also required that DPE  
17 Manager Lynch be present when the system is laid out, and also at time of installation, to protect  
18 the Associations interests.

19  
20 **6) The website hits for November 2007 were 1075 hits** higher than November 2006, 4562  
21 vs. 3487.

22  
23 **7) I have one more update on the potential creation of a special parks and recreation**  
24 **district.** I spoke to Bob Campbell and also Sheila Berger, and they both feel that the  
25 commissioners at this time would be very accepting of this idea. Larry Lynch and I have a  
26 meeting with Floyd Smith on December 19<sup>th</sup> to speak to him about updating his comments.

## 27 28 **PUBLIC COMMENTS**

- 29 • None.

## 30 31 32 **TREASURER'S REPORT**

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34 The **November 2007 financial documents** have been reviewed. No discrepancies or  
35 irregularities were noted. As shown in the Accounting Notes from the Comptroller (handed out  
36 at the meeting), the Association has received \$985,000, or 96.5% of the total 2007 billed  
37 assessments of the \$1,021,000. Collections are running at the same rate as in 2006.

## 38 39 **COMMITTEE REPORTS**

- 40 ○ **Recreation Center Committee** – No report at this time.
- 41 ○ **Lakes, Fisheries & Parks Committee** – No report at this time.
- 42 ○ **Ad Hoc Lake Study Committee** – No report at this time.
- 43 ○ **Road Advisory Committee** – No report at this time.
- 44 ○ **Finance Advisory Committee** – No report at this time.
- 45 ○ **ECC agendas and minutes** are included in the DCC report. ECC board  
46 liaison Dennis Schick's report is included.
- 47
- 48

1 Director Ebeling requested deferment of the old business to allow Matt Katsos of the  
2 Archuleta County Engineering Department to make his presentation. Board approved.

3  
4 **Presentation by Matt Katsos** of the Archuleta County Engineering Dept. regarding  
5 standardization of speed limits within Pagosa Lakes.

6  
7 Mr. Katsos is the Asset Technician for Archuleta County and is responsible for keeping track  
8 of the roads, bridges, signs, and culverts. The County is planning to repeal Ordinance No. 5-  
9 1990, adopted on November 30, 1990, regulating the speed of vehicles on certain streets in  
10 the Pagosa Lakes Property Owners Association. This would allow any needed speed limit  
11 changes in specific areas and would be governed by Colorado State Statute CRS 42-4-1101.  
12 Currently, Ordinance No. 5-1990 limits the County from following the Colorado state statute.  
13 This statute establishes speed limits that apply unless a special hazard exists, at which time  
14 County authorities would be able to alter speed limits to allow travel that is reasonable and  
15 safe for current road and traffic conditions. Discussion was held regarding the traffic  
16 investigations used to evaluate and determine appropriate limits where specified and what  
17 would trigger an investigation. At this time there is a pending action to lower the speed limit  
18 from 35 to 20 on Sweetwater Drive in Twincreek Village. The target date for repealing the  
19 ordinance is January 2008. Secretary Ebeling suggested that the County meet with our Road  
20 Committee in order to keep them informed and gain their feedback on any changes. Mr.  
21 Katsos agreed to meet with General Manager Gloria Petsch on future issues.

## 22 23 OLD BUSINESS

- 24
- 25 **1. Lake Forest Pedestrian Pathway Project** - Discussion of project by DPE Manager  
26 Lynch. Construction on the project should begin in the spring as weather permits.  
27 According to Davis Engineering, with current funding of \$247,000 we will fall  
28 approximately 200 feet short of Wilderness Drive. Maps for the project were distributed  
29 and discussion was held regarding the possibility of acquiring additional funding next  
30 year to extend the pathway to Wilderness Drive and/or Ebony and Dutton possibly  
31 through interest amounts on current funds or GOCO state trail grants. Further discussion  
32 was held on how the GOCO State Trails Grant operates.
  - 33  
34 **2. Solarbee Information** – PAWSD has approved the purchase of two more Solarbee units  
35 for Lake Hatcher in their 2008 budget. PAWSD would like PLPOA to consider funding  
36 one additional unit in the 2009 budget. President Gray stated that PAWSD is planning to  
37 use the reaping machine. He also talked to Gene Tautges and let him know that we were  
38 concerned about the erosion and will be providing some funds to correct the problem.

## 39 40 NEW BUSINESS

- 41
- 42 **1. Presentation by Matt Katsos of the Archuleta County Engineering Dept. regarding**  
43 **standardization of speed limits within Pagosa Lakes** – held prior to Old Business.
  - 44  
45 **2. Board Adoption of Resolution 2007-07, replacing Resolution 2003-09 - Setting 2008**  
46 **User Fees for the Pagosa Lakes Recreation Center. Board action required.** Motion  
47 to approve by Treasurer Uehling. Motion seconded by Director Krawitz. Motion passed  
48 unanimously.

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2 **3. Board Adoption of 2008 Association Budget, Assessments and Reserve Forecast. Board action requested.** Motion to approve by Director Krawitz. Motion seconded by  
3 Treasurer Uehling. Secretary Ebeling opposed. Motion passed.  
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6 **4. Board Adoption of Resolution 2007-08, replacing Resolution 2005-16 - Setting the**  
7 **2008 Property Owners Assessment. Board action requested.** Motion to approve by  
8 Treasurer Uehling. Motion seconded by Director Krawitz. Secretary Ebeling opposed.  
9 Motion passed.  
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11 **5. Board Adoption of Amended Pay Ranges. Board action requested.** Motion to  
12 approve by Director Krawitz. Motion seconded by Treasurer Uehling. Motion passed  
13 unanimously.  
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15 **6. There are nine (9) unprotested fines for Board ratification this month. Board action**  
16 **requested.**  
17 a. Account #20301 - “Dumping, storing, or accumulating trash” - **removed.**  
18 b. Account #2278.2 - “Failure to obtain a PLPOA building permit”.  
19 c. Account #13779.1 - “Changing, adding to, or otherwise deviating from  
20 ECC approved plans”.  
21 d. Account #1590.0 - “Failure to obtain a PLPOA building permit”.  
22 e. Account #75013.0 - “Failure to obtain a PLPOA building permit”.  
23 f. Account #23121.0 – “Changing, adding to, or otherwise deviating from  
24 ECC approved plans.” – **removed.**  
25 g. Account #31020.0 -“Commercial Activity from a residential unit” -  
26 **removed.**  
27 h. Account #4247.0 - “Dumping, storing, or accumulating trash”.  
28 i. Account #4656.0 - “Property not maintained in a manner complimentary  
29 to the surrounding neighborhood”.  
30 Motion by Treasurer Uehling to affirm the six fines presented. Motion seconded by  
31 Director Krawitz. Motion passed unanimously.  
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### CORRESPONDENCE

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35 • **Thank you from Detective Scott Maxwell** for the donation to the K-9  
36 Bloodhound Program.  
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### ADJOURNMENT

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40 There being no further business, the meeting was adjourned at 8:30 P.M.  
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42 Respectfully Submitted,  
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45 \_\_\_\_\_  
46 Fred Ebeling, Secretary

\_\_\_\_\_  
Barbara Tsonis, Recording Secretary