

1 **PAGOSA LAKES PROPERTY OWNERS ASSOCIATION, INC.**  
2 **Regular Board Of Directors Meeting**  
3 **Thursday, March 13, 2008**  
4 **MINUTES**  
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7 President Gary Gray called the regular monthly meeting of the Pagosa Lakes Property Owners  
8 Association Board of Directors to order at 7:04 P.M. in the Pagosa Lakes Clubhouse, 230 Port  
9 Avenue, Pagosa Springs, Colorado.

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11 **BOARD MEMBERS PRESENT**

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13 Gary Gray - President  
14 Hugh Bundy - Vice President, absent and excused  
15 Fred Uehling - Treasurer  
16 Fred Ebeling - Secretary  
17 Robert Mullen - Director  
18 Janine Krawitz - Director  
19 Alan Schutz - Director, absent and excused  
20

11 **STAFF PRESENT**

12 ~~~~~  
13 General Manager - Gloria Petsch  
14 DCC Manager - Margaret Gallegos  
15 DPE Manager - Larry Lynch  
16 Recording Secretary - Barbara Tsonis

21 **Quorum verified by Secretary Ebeling**  
22

23 **APPROVAL OF AGENDA**  
24

25 A motion was made by Treasurer Uehling and seconded by Director Krawitz to approve the  
26 Agenda. Motion carried unanimously.  
27

28 **APPROVAL OF MINUTES OF FEBRUARY 14, 2008**  
29

30 A motion was made by Secretary Ebeling and seconded by Director Krawitz to approve the  
31 minutes of February 14, 2008 as written. Motion carried unanimously.  
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33 **GENERAL MANAGER'S REPORT -**  
34

35 1) In addition to the Department Managers' reports, the following comments are noted:

36 **ACCOUNTING:** None other than as included in departmental report.

37 **DCC:** It was noted that having the DCC inspectors pro-actively contacting property owners  
38 regarding issues seems to be working well. There were no violations to present to the Board  
39 this month.

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

41 **DRA:** None other than as included in departmental report.  
42

43 2) The **Sheriff's Department Animal Control** statistics for the month of February 2008 show  
44 11 reports taken, 13 dogs impounded, 4 reported cruelty cases, 52 dogs returned to owners, 9  
45 dangerous dog calls, 67 verbal warnings issued, 1 written warning given, 5 summons issued, 96  
46 miscellaneous citizen contacts made, 58 calls from dispatch to the animal control officer for  
47 service, and 5 welfare checks.  
48  
49

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

3  
4 General Manager Petsch also stated that a letter thanking the DCC for their hard work was  
5 received too late to be included on the agenda and would be presented at the next Board meeting.

6  
7 **PUBLIC COMMENTS**

- 8  
9 • None

10  
11 **TREASURER'S REPORT**

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13 The draft 2007 year-end financial statements are now available for the Board's review. As  
14 shown in the Accounting Notes from the Comptroller, as of February 29, 2008, the Association  
15 has received \$656,000, or 51.3% of the total 2008 billed assessments of \$1,277,600. Collections  
16 are running 3 percent behind 2007 as the percentage collected during the same time period last  
17 year was 54.3 percent.

18  
19 **COMMITTEE REPORTS**

- 20  
21 • **Recreation Center Committee** — No report at this time.  
22 • **Lakes, Fisheries & Parks Committee** – No report at this time.  
23 • **Ad Hoc Lake Study Committee** – No report at this time.  
24 • **Road Advisory Committee** – No report at this time.  
25 • **Finance Advisory Committee** – Minutes of the February 11, 2008 meeting were  
26 included.  
27 • **ECC agendas and minutes were included in the DCC report.** ECC board  
28 liaison Ernie Karger's report also was included.

29  
30 General Manager Petsch requested deferment of Old Business to allow District Wildlife  
31 Officer, Mike Reid of the Division of Wildlife to present his report on the results of the 2007  
32 Canada Geese Survey. The Board approved and following Mr. Reid's report, **President**  
33 **Gray suggested the Board meet with DPE Manager Larry Lynch to further discuss the**  
34 **goose population issue.**

35  
36 **OLD BUSINESS**

- 37  
38 1. **Proposed changes to the Neighborhood Rules and Regulations**-The ECC and the  
39 DCC submitted proposed changes to the Neighborhood Rules and Regulations. **Board**  
40 **Action requested.** Following extensive discussion and changes to specific sections of  
41 the draft, a Motion to approve the Neighborhood Rules and Regulations was made by  
42 Director Krawitz and seconded by Treasurer Uehling. Motion passed unanimously.  
43  
44 2. **Board Adoption of Snow Removal Equipment Resolution 2008-02. Board Action**  
45 **requested.** After discussion and a minor wording change, a Motion to approve was made  
46 by Director Mullen. Motion seconded by Treasurer Uehling. Secretary Ebeling opposed.  
47 Motion passed.

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1 **NEW BUSINESS**  
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- 3 1. **Mike Reid, the Division of Wildlife District Wildlife Officer for our area**  
4 **summarized the results of the 2007 Canada Geese Survey** – report held prior to Old  
5 Business.  
6
- 7 2. DPE Manager Lynch reviewed with the Board the **draft of the proposed Park layout**  
8 **for the Lake Pagosa Park property.** He also noted that the lot and block number were  
9 incorrect as printed on the draft. The Board approved the layout, and Manager Lynch  
10 will start obtaining bids for the project.  
11
- 12 3. **Board adoption of a change in wording to Resolution 2005-19. Board action**  
13 **requested.** Motion to approve by Director Mullen. Seconded by Treasurer Uehling.  
14 Motion passed unanimously.  
15
- 16 4. **Board adoption of Resolution 2008-01, Setting a Capitalization Policy for the**  
17 **PLPOA. Board Action requested.** Motion to approve by Director Mullen. Seconded  
18 by Director Krawitz. Motion passed unanimously.  
19
- 20 5. Comptroller Arries presented the Board with the **final 2007 Audit.**  
21
- 22 6. **Proposed changes to the Building Permit Process.** This item was tabled and will be  
23 placed on April's agenda.  
24

25 There were no violations for Board ratification this month.  
26

27 **CORRESPONDENCE**  
28

- 29 • None  
30

31 **ADJOURNMENT**  
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33 There being no further business, the meeting was adjourned at 8:49 P.M.  
34

35 Respectfully Submitted,  
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Fred Ebeling, Secretary

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Barbara Tsonis, Recording Secretary