

1 **PAGOSA LAKES PROPERTY OWNERS ASSOCIATION, INC.**  
2 **Regular Board Of Directors Meeting**  
3 **Thursday, April 10, 2008**  
4 **MINUTES**  
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7 Vice President Hugh Bundy called the regular monthly meeting of the Pagosa Lakes Property  
8 Owners Association Board of Directors to order at 7:10 P.M. in the Pagosa Lakes Clubhouse,  
9 230 Port Avenue, Pagosa Springs, Colorado.

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11 **BOARD MEMBERS PRESENT**

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

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

21 Vice President Bundy called for Public Comments to begin prior to the business portion of the  
22 meeting due to the fact that Secretary Ebeling was running late and was needed for a quorum.  
23

24 **PUBLIC COMMENTS**  
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- 26 • Joyce Howay, Talisman Drive. Ms. Howay raised objection to any further building in  
27 Whispering Pines. She stated that the area is full of trash, debris, and storage of  
28 building supplies. She wanted to know why PLPOA was not dealing with the issues.  
29 DCC Manager Margaret Gallegos explained that the Central Core and Village Service  
30 Commercial subdivisions have different Declarations of Restrictions than residential  
31 subdivisions. General Manager Petsch stated that there are several violations pending  
32 for that particular property owner.
- 33 • Brian Clifford, Arrow Court. Mr. Clifford asked when and where the notifications  
34 were posted prior to all unclaimed boats being removed from the lakes last fall.  
35 DPE Manager Larry Lynch addressed the issue and informed Mr. Clifford of the steps  
36 that were taken prior to removal of any boats.
- 37 • Stan Church, Arbor Drive. Mr. Church raised questions in regard to the PLPOA  
38 policy of requiring Sponsor Groups at the PLPOA Clubhouse to provide liability  
39 insurance while using the Clubhouse. Mr. Church requested that his bridge group be  
40 allowed to use the facilities without complying with the procedures required of all  
41 other groups and renters. Vice President Bundy explained the process and reasoning  
42 behind the requirement. The Board stated that it will look into this matter, and also  
43 the possibility of liability waivers instead of the insurance requirement.
- 44 • Dave Copley, Northlake Avenue. Mr. Copley requested copy of a statement  
45 originated by our legal counsel and/or insurance agent on the Clubhouse liability  
46 insurance issue. General Manager Petsch to obtain such written opinion.  
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1 Quorum verified by Secretary Ebeling

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4 APPROVAL OF AGENDA

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6 A motion was made by Treasurer Uehling and seconded by Director Mullen to approve the  
7 Agenda. Motion carried unanimously.

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9 APPROVAL OF MINUTES OF MARCH 13, 2008

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11 A motion was made by Secretary Ebeling and seconded by Director Mullen to approve the  
12 minutes of March 13, 2008 as written. Motion carried unanimously.

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14 GENERAL MANAGER'S REPORT -

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

17 ACCOUNTING: None other than as included in departmental report.

18 DCC: None other than as included in departmental report.

19 DPE: None other than as included in departmental report.

20 DRA: During March Spring break at the Recreation Center, a few days saw sign-in numbers  
21 of over 700 individuals.

22  
23 2) The **Sheriff's Department Animal Control** statistics for the month of March 2008 show 10  
24 reports taken, 9 dogs impounded, 0 reported cruelty cases, 44 dogs returned to owners, 1  
25 dangerous dog call, 59 verbal warnings issued, 0 written warnings given, 3 summons issued, 103  
26 miscellaneous citizen contacts made, 63 calls from dispatch to the animal control officer for  
27 service, and 4 welfare checks.

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29 3) Pagosa Lakes POA **has sixteen (16) Covenant Compliance legal issues pending** with  
30 counsel at the present time.

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32 General Manager Petsch also stated that DPE Manager Larry Lynch had been in contact with  
33 Post Master Gary Young and should have a meeting set up for the end of the month to discuss  
34 the installation of additional postal boxes.

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36 TREASURER'S REPORT

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38 The final 2008 year-end financial statements are now available for the Board's review and  
39 adoption. As shown in the Accounting Notes from the Comptroller, as of March 31, 2008 the  
40 Association has received \$763,000, or 59.7% of the total 2008 billed assessments of \$1,277,600.  
41 Collections are running 2.3 percent behind 2007 as the percentage collected during the same time  
42 period last year was 62.0 percent. A new \$95,000 certificate of deposit paying 3.54% was  
43 opened in the operating account with First National Bank of Nevada, a branch of Community  
44 Association Bank. The CD will mature on 3/21/09.

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46 COMMITTEE REPORTS

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48 • **Recreation Center Committee** — No report at this time.

- 1 • **Lakes, Fisheries & Parks Committee** – Minutes of the March 11, 2008 meeting  
2 were provided. Board approval to Team USA trout fishing team to fish at PLPOA  
3 lakes for two days, as they did last year.
- 4 • **Ad Hoc Lake Study Committee** – No report at this time.
- 5 • **Road Advisory Committee** – No report at this time.
- 6 • **Finance Advisory Committee** – No report at this time.
- 7 • **ECC agendas and minutes were included in the DCC report.** ECC board  
8 liaison Ernie Karger’s report also was included.

9  
10 **OLD BUSINESS**

- 11
- 12 1. **Board adoption of Resolution 2008-05, Revising Rules and Regulations. Board**  
13 **Action requested.** Motion to approve by Director Mullen. Seconded by Treasurer  
14 Uehling. Motion passed unanimously.

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16 **NEW BUSINESS**

- 17
- 18 1. **Board adoption of Resolution 2008-04, ECC Committee Procedures – A Resolution**  
19 **Replacing Resolution 2005-19. Board Action requested.** Following discussion of  
20 several wording changes to Resolution 2005-19, a Motion to approve was made by  
21 Treasurer Uehling. Seconded by Secretary Ebeling. Motion passed unanimously.  
22
- 23 2. **Board adoption of the 2007 Financial Audit as completed by auditors FrederickZink**  
24 **& Associates. Board action requested.** Discussion was held regarding the deficiencies  
25 noted in the audit report. Motion to approve by Secretary Ebeling. Seconded by Director  
26 Mullen. Motion passed unanimously.  
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- 28 3. **Board adoption of the Building Permit Process. Board action requested.** Discussion  
29 was held regarding ECC submitted changes. Motion to approve by Director Mullen.  
30 Seconded by Secretary Ebeling. Motion passed unanimously.

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32 There were no violations for Board ratification this month.

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34 **CORRESPONDENCE**

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- 36 • Three positive property owner communications were received regarding the new DCC  
37 contact policy.

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39 **ADJOURNMENT**

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41 There being no further business, the meeting was adjourned at 8:30 P.M.

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43 Respectfully Submitted,

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48 Fred Ebeling, Secretary

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Barbara Tsonis, Recording Secretary