

1 **PAGOSA LAKES PROPERTY OWNERS ASSOCIATION, INC.**
2 **Regular Board of Directors Meeting**
3 **Thursday, November 13, 2008**
4 **MINUTES**

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6
7 President Gary Gray called the regular monthly meeting of the Pagosa Lakes Property Owners
8 Association Board of Directors to order at 7:11 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 Fred Uehling - Vice President, Absent and Excused
15 Paul Boyd - Treasurer
16 John Meyer - Secretary
17 Scott Maxwell – Director, Absent and Excused
18 Richard Fortier - Director
19 Alan Schutz - Director, Absent and Excused
20
21

11 **STAFF PRESENT**

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

22 **Quorum verified by Secretary Meyer**

23
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25 **APPROVAL OF AGENDA**

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27 Motion to approve by Treasurer Boyd and seconded by Director Fortier. Motion carried
28 unanimously.
29

30 **APPROVAL OF MINUTES OF OCTOBER 9, 2008**

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32 A motion was made by Treasurer Boyd and seconded by Director Fortier to approve the minutes
33 of October 9, 2008 as written. Motion carried unanimously.
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35 **APPROVAL OF WORK SESSION NOTES OF NOVEMBER 3, 2008**

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37 A motion was made by Treasurer Boyd and seconded by Director Fortier to approve the work
38 session notes of November 3, 2008. President Gray noted that there will be no increase in the
39 2009 assessment.
40

41 **GENERAL MANAGER'S REPORT**

- 42
43 1) In addition to the Department Managers' reports, the following comments are noted:
44 **ACCOUNTING:** None other than as included in departmental report.
45 **DCC:** None other than as included in departmental report.
46 **DPE:** Photos of the completed Lake Forest Pathway and the Park being constructed on
47 Piedra Road were included in the Board packet.
48 **DRA:** None other than as included in departmental report.
49

1 **2)** The **Sheriff's Department Animal Control** statistics for the month of October 2008
2 show 9 reports taken, 8 dogs impounded, 1 reported cruelty case, 16 dogs returned to owners, 1
3 reported dangerous dog, 34 verbal warnings issued, 4 livestock calls, 1 written warning given, 2
4 summons issued, 93 miscellaneous citizen contacts made, 58 calls from dispatch to the animal
5 control officer for service, and 3 animal welfare checks.

6
7 **3)** Pagosa Lakes POA has **twelve (12) Covenant Compliance legal issues** pending with
8 counsel at the present time.

9
10 **4)** In the month of October, **our website host server** was doing some upgrading of the site,
11 and so we only received three weeks of **usage numbers**. However, we still show a large increase
12 in usage. Comparing three weeks of usage in October 2008 to all four weeks of October 2007,
13 we have 5812 hits to 4441 hits.

14
15 **5)** The most current copy of the Association's **Reserve Plan** was included for informational
16 purposes.

17
18 **6)** Regarding the **tract of land at Saturn and North Pagosa** that the Lakes, Fisheries, and
19 Parks committee discussed at their meeting- it is a 2.45 acre tract, and has been listed at
20 \$179,000.

21
22 **7)** Regarding the **Animal Control contract** with the County- Undersheriff John Weiss will
23 be presenting his budget to the County Commissioners Monday, Nov. 10. No increase is
24 expected this year.

25
26 **8)** I am also working with Undersheriff Weiss to schedule some informational meetings for
27 our property owners regarding the formation of **Neighborhood Watch** groups. I'll keep you
28 posted as additional information is received.

29
30 **9)** The **ECC would like to schedule a work session** with the Board to discuss
31 "Neighborhood Rules and Regulations" commercial truck parking and definition, and building
32 violations (fee refunds and fines).

33 34 **PUBLIC COMMENTS**

- 35
- 36 • Walter Manzanares - Vista. Mr. Manzanares commended the ECC and PLPOA for
37 their efforts and professionalism in providing a dumpster and conducting the
38 neighborhood cleanup in the Vista.
 - 39 • Fred Ebeling – Lake Pagosa Park. Mr. Ebeling commended the Board on holding the
40 assessment amount for 2009.
- 41
42

43 **TREASURER'S REPORT**

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45 As shown in the Accounting Notes from the Comptroller, as of October 31, 2008, the
46 Association has received \$1,207,000, or 94.5% of the total 2008 billed assessments of
47 \$1,277,600. Collections are running 2.0% behind 2007 as the percentage collected during the
48 same time period last year of 96.5%.

1
2 **COMMITTEE REPORTS**
3

- 4 • **Recreation Center Committee** — No report at this time.
5 • **Lakes, Fisheries & Parks Committee** – Minutes of the October 29, 2008
6 meeting were included in the Board packet. Discussion was held regarding a
7 commercial lot at Hatcher that may be used for a County park possibly utilizing
8 grant money and County funds.
9 • **Ad Hoc Lake Study Committee** – No report at this time.
10 • **Road Advisory Committee** – No report at this time.
11 • **Finance Advisory Committee** – No report at this time.
12 • **ECC** – Agendas and minutes were included in the DCC report. ECC board
13 liaison Ray Finney’s report was included in the Board packet.
14

15 **OLD BUSINESS**
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- 17 • **Item I- Account #4450.0**, Property not maintained in a manner complimentary to the
18 surrounding neighborhood, deferred from last month. At last month’s meeting,
19 property owner Joyce Beaudry requested that the Board members visit the subject
20 property to see the fence issue for themselves. New photos and updated information
21 were included in the Board packet. General Manager Petsch stated that Manager
22 Gallegos spoke to the owner of the property and the owner agreed to further
23 straighten out the fence. She also recommended that the owner be given 30 days to
24 rectify the problem. An update will be given at the December Board meeting.
25

26 **NEW BUSINESS**
27

- 28 **1) Board adoption of Resolution 2008-13, Regarding the Collection Policy for**
29 **the PLPOA. Board action requested.** Following discussion, a motion to
30 approve was made by Treasurer Boyd. Seconded by Secretary Meyer. Motion
31 passed unanimously.
32
33 **2) Board adoption of Resolution 2008-14, PLPOA Clubhouse User Fees. Board**
34 **action requested.** Following discussion, a motion to approve was made by
35 Treasurer Boyd. Seconded by Secretary Meyer. Motion passed unanimously.
36
37 **3) The Final Draft of the 2009 Budget** was included in the Board packets. Per the
38 Association Bylaws, Article VI, Section 1, “The Board of Directors shall adopt a
39 final draft of the budget at the December meeting.” To be acted on at next
40 month’s Board meeting.
41
42 **4) The Lakes, Fisheries, and Parks Committee wishes the Board to appoint**
43 **committee member Herb Stipe as Chairman of that committee. Board action**
44 **requested.** A motion to approve was made by Treasurer Boyd. Seconded by
45 Secretary Meyers. Motion passed unanimously.
46
47 **5) The Environmental Control Committee recommended that the Board**
48 **appoint Fred Ebeling to the ECC. Board action requested.** A motion to

1 approve was made by Treasurer Boyd. Seconded by Secretary Meyers. Motion
2 passed unanimously.

3
4 **6) Discussion was held regarding the replacement of two previous Board Liaisons**
5 **to the ECC.** President Gray stated that more discussion was needed, and DCC
6 Manager Gallegos explained the procedures for the ECC meetings.

7
8 **7) There were two (2) unprotested fine violations** for Board ratification this month.
9 **Board action requested.**

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11 a. Account #22005.0, Property not maintained in a manner complimentary to the
12 surrounding neighborhood. A motion to approve was made by Treasurer Boyd.
13 Seconded by Director Fortier. Motion passed unanimously.

14
15 b. Account #4423.0, Property not maintained in a manner complimentary to the
16 surrounding neighborhood. A motion to approve was made by Secretary Meyer.
17 Seconded by Treasurer Boyd. Motion passed unanimously.

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19 **PRESIDENT GRAY COMMENTS**

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21 President Gray requested that the date of the violation should be listed on the backup
22 information in our records. He also reiterated that the owner should be notified regarding
23 any noncompliance prior to a door hanger being left or violation letter mailed.

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25 **CORRESPONDENCE**

26
27 **None**

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29 **ADJOURNMENT**

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31 There being no further business, the meeting was adjourned at 8:00 P.M.

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33 Respectfully Submitted,

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38 _____
39 John Meyer, Secretary

Barbara Tsonis, Recording Secretary