

PAGOSA LAKES PROPERTY OWNERS ASSOCIATION, INC.
Regular Board of Directors Meeting
Thursday, March 11, 2010
MINUTES

President Gary Gray called the regular monthly meeting of the Pagosa Lakes Property Owners Association Board of Directors to order at 7:00 P.M. in the Pagosa Lakes Clubhouse, 230 Port Avenue, Pagosa Springs, Colorado.

BOARD MEMBERS PRESENT

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Gary Gray - President  
Richard Fortier – Vice President  
Paul Boyd - Treasurer  
Richard Beaudry – Secretary-Absent, Excused  
Crista Munro – Director  
Ronda Higby - Director  
George Hatfield – Director

**STAFF PRESENT**

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General Manager - Gloria Petsch
Recording Secretary – Steve Milton
Comptroller – Don Arries
DRA Manager – Ming Steen

President Gray appointed Director Higby as Acting Secretary.

Quorum verified by Acting Secretary Higby

APPROVAL OF AGENDA

The following changes were made to the Agenda: Under New Business #6; Items E, F, & G, were removed from the agenda. Motion to approve amended agenda was made by Treasurer Boyd and seconded by Director Higby. Motion carried unanimously.

APPROVAL OF MINUTES OF FEBRUARY 11, 2010

A motion was made by Director Munro and seconded by Treasurer Boyd to approve the minutes of February 11, 2010 as written. Motion carried unanimously.

GENERAL MANAGER’S REPORT

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

- 2) The **Sheriff’s Department Animal Control** statistics for the month of February show 9 reports taken, 9 dogs impounded, 0 reported cruelty cases, 6 dogs returned to owners, 0 reported dangerous dog calls, 3 verbal warnings given, 3 written warning given, 0 summons

issued, 16 citizen contacts made, 22 calls from dispatch for service, 0 animal welfare checks made, and 1401 miles driven.

- 3) **Personnel Manual Revisions**-Suggested changes are being incorporated into the document and a work session will be scheduled to continue discussions.
- 4) **County's proposal regarding Fairfield Settlement funds being held by the County**- Further meetings will include discussion on how best to notify the affected property owners that funds are available for trenching and backfilling for primary and secondary electric lines in the named subdivisions.
- 5) LPEA mistakenly sent out a letter to **all Meadows subdivisions Property Owners**, when the only affected subdivision is meadows I, which is not within the PLPOA. This letter was in regards to a proposed substation within the Meadows I subdivision. The original letter and our letter to our property owners in Meadows II, III, and IV is included. (Pg. 15)
- 6) **Another ECC Public Forum** was held last Thursday night, March 4, 2010. It was attended by Gary Gray, Fred Ebeling-ECC, Dennis Schick-ECC, Jim Van Liere-ECC applicant, Hal George,-ECC applicant, Margaret Gallegos-DCC Manager, Sue Passant-DCC Office Manager, Pat Rydz-renter, Jan Santopeitro-Exec., Board of Realtors, and myself. Ms. Rydz expressed concerns with the Neighborhood Rules and Regulations.
- 7) **PLPOA staff watched two Zebra Mussel informational videos and participated in boat inspection training**, in preparation for the new boating regulation inspections this year. Boat inspection forms and a spreadsheet were created to log and track boats and inspections. An inspection kit was created, and the PLPOA Sent letters to all last year's decal holders explaining the new regulations and inspection requirements.
- 8) We are currently proofing the **Spring Newsletter**, which will be going out next week.

PUBLIC COMMENTS

None.

TREASURER'S REPORT

As of February 28, 2010, the Association has received \$675,000, or 52.9% of the total billed 2010 assessments of \$1,276,000. For the same period in 2009, the collections were approximately \$672,000 or 52.7% of the total of \$1,276,000 billed.

NEW BUSINESS (Item moved forward to allow Resolution below to be provided to Board)

Mr. Richard Lesser (Whispering Pines Owners) requests **waiver of policy regarding time limit on a six-month Rec. Center Membership purchase**. DRA Manager Steen stated for the record that when the policy is in place, you follow policy, or you will always be changing policy. After discussion, the Board voted by show of hands

on Mr. Lesser's request. Request was denied by a vote of 1 for -5 against, with Vice-President Fortier voting for requested waiver.

TREASURER'S REPORT (cont.)

After discussion, a motion was made to amend Resolutions 2008-09 to become 2010-02, and 2009-01 to become 2010-03, to add Raymond James and SIPC (Securities Investor Protection Corporation) limits to the Resolutions. Amended Resolution numbers will be Resolution 2010-02 Confirming Depository Relationships, and Resolution 2010-03 Investments Policy. Director Hatfield made a motion to approve Resolutions 2010-02 and 2010-03 as amended. Motion was seconded by Treasurer Boyd. Motion was approved unanimously.

COMMITTEE REPORTS

- **Recreation Center Committee** — No report at this time.
- **Lakes, Fisheries & Parks Committee** – No report at this time.
- **Road Advisory Committee** – No report at this time.
- **Finance Advisory Committee** – No report at this time.
- **ECC agendas and minutes were included in the DCC report.**

UNFINISHED BUSINESS

- **Resolution 2010-01 Policy Regarding Reserve Studies** - Motion to accept Resolution 2010-01 as written was made by Vice-President Fortier and seconded by Treasurer Boyd. Motion passed unanimously.

NEW BUSINESS

1. **DRA Manager Steen to discuss Solar Installation budget line item.** After discussion, the Board directed DRA Manager Steen is to get bids for solar panel installation and come to the Board with the proposals for Board consideration. Board is open to approving more money for solar installation at the Recreation Center with the right bid and right system.
3. **Board Adoption of Audited 2009 Financials as completed by ZinkElliot.** Treasurer Boyd moved to accept the Audited 2009 PLPOA Financials as presented. Motion was seconded by Director Munro and passed unanimously.
4. **The Environmental Control Committee recommends that the Board appoint Mr. James Van Liere** to the ECC for a two-year term. Motion was made a appoint Mr. James Van Liere to the ECC for a two-year term by Treasurer Boyd and seconded by Director Higby. Motion passed unanimously.
5. Ms. Nancy Mangham requests Board consider **violation fine received be waived.** After discussion, a motion was made by Treasurer Boyd to uphold the fine. Motion was seconded by Director Hatfield. Motion passed unanimously.
6. There were **8 violations for Board ratification** this month, as items E, F, & G was removed from the agenda.
 - A. Account #2230.0, Trash and Debris - Fine \$100.00

- B. Account #4102.0, Trash and Debris - Fine \$100.00
- C. Account #4149.0, Inoperable Vehicle - Fine \$500.00-Placed in abeyance pending further consideration.
- D. Account #5186.0, Failure to Obtain PLPOA Building Permit - Fine \$1000.00
- E. Account #13154.0, Building – Debris Accumulation - Fine \$250.00 –removed from agenda
- F. Account #13668.0, Structural Maintenance – Fine \$100.00 –removed from agenda
- G. Account #21704.0, Structural Maintenance – Fine \$100.00 –removed from agenda.
- H. Account #23260.0, Failure to Obtain PLPOA Building Permit – Fine \$250.00

Motion was made by Treasurer Boyd to put Item C in abeyance and to affirm the remaining fines as presented. Motion seconded by Director Munro. Motion passed unanimously.

PRIORITIZING/PLANNING BOARD ACTION

Survey information to be provided to Board members.

CORRESPONDENCE

- Thank You letter from the Upper San Juan EMT Association

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:30 P.M.

Respectfully Submitted,

Ronda Higby, Acting Secretary

Steve Milton, Recording Secretary