



Board of Directors Regular Meeting

October 10, 2024 6 pm

Pagosa Lakes Administration Building

MINUTES

Board Attendees: Lars Schneider-President
Monty Whitman-Secretary
Ericka Bailey-Treasurer
Directors-Wade Lundy & Patrick Moore
By Proxy-Sasha King VP

Staff: Allen Roth-GM, Larry Lynch-DPE,
Keith Cramer-DCS, Ryan Graham-RA,
Jen Pitcher-Lifestyles

Candace Selk Barnes-Recording Secretary

Owners/Visitors: L. Smith, D. Chance, B. Peter, L. Traver, J. Brush, J. Frederick, K. Deshler, J & M Guetig, L Moore, K Raymind, R Barry, M Cords, K Eaton, D Peter, E Darrigan, W Nobles, S Prince, M?, K Wilburt, B Medina, D Medina, L. Lee

VIA Zoom: T. Frank, K Benoit, C & T Medrano

1. Call to Order at 6:05 pm by Schneider

2. Verification of Quorum by Board Secretary Whitman

a. Approval of Agenda – **Motion to approve Agenda by Bailey, 2nd Whitman. Passed**

3. Approval of the minutes – Motion to approve September 12, 2024 Minutes of BOD Regular Meeting by Whitman, 2nd Moore. Passed.

4. Disclosures of Conflicts - None

5. Owner/Member comments – J. Frederick asked where funds for additional parking spaces at Rec Ctr came from. Schneider replied Capitol Improvement. Owner Guetig asked about funds for new asphalt on N Pagosa path. Answer: Trails Maintenance Reserve. Owner Deshler asked for PLPOA influence re: County promise to pave Lave Ave, response; Board has discussed same with County Commissioners at last two Joint Sessions. Owner Raymond expressed concern regarding the possible diversion of funding trails to proposed gymnasium. Pitcher stated trails have received the highest financial support use from Capitol Project funds \$545K, mailbox projects 2nd with \$240K. Two major trail projects are still on the Cap Plan for 2027 and 2028

6. Staff Reports:

a. General Manager’s Report – as submitted by GM Roth, he also announced the resignation/retirement of K.Cramer DCS Mgr and thanked him for his years of working with owners. Chris Simpson has been hired as Department Manager of Community Standards beginning October 16, 2024.

b. Treasurers Report – as submitted. Bailey explained Finance Committee recommendation of reinvesting several CD’s to maximize interest in the “ladder approach”.

Motion to approve reinvestment into 3 mo, 6 mo and 9 mo. terms by Whitman, 2nd Lundy. Passed.

- c. Department of Property & Environment Report – as submitted by Lynch, he shared 5K pounds of rainbow have recently been stocked. Brush collection/mulch yard will remain open W-TH-F until snow starts.
- d. Department of Recreation Amenities Report – as submitted by Graham. Facility looks great after annual cleaning shutdown. FT maintenance position is open.
- e. Department of Community Standards Report – as submitted. Fall Dumpster Day is coming up Oct 18.
- f. Lifestyle Report – as submitted.

Motion to accept Staff Reports as presented by Whitman, 2nd Bailey. Passed.

7. There are 3 lot Consolidations permit applications for review

Motion to accept the three lot consolidations approved by Archuleta Board of County Commissioners by Whitman, 2nd Bailey. Passed

8. Committee Reports:

- a. ECC Liaison Report September 2024 Meeting Minutes- as submitted.

Motion to appoint Director Lundy as the Board Liaison to the ECC by Whitman, 2nd Bailey. Passed. Owner Deshler questioned vacant lots having native landscape which includes thistles, and believed previously PLPOA would mow. Lundy stated that review of covenants/PPP to clarify would be done.

- b. Garden Committee – no report.

- Youth Committee – move to Unfinished Business.

Motion to accept Committee Reports as presented by Bailey, 2nd Lundy. Passed.

9. Unfinished Business

- a. Associate Membership – Sheriff’s Office. Sherriff LaRoux previously request at 9/12/24 BOD meeting for active/current staff not living in PLPOA to purchase Rec Ctr membership after Sherriff Department pays dues/annual assessment as owner (within jurisdiction) in good standing. Discussion, Q&A followed with a number of board members/owners expressing support of Associate membership, Board Member Bailey and owner Frank disagreed.

Motion to offer Sherriff’s Department Associate Membership by Moore, 2nd by Whitman. King proxy in favor, Bailey opposed. Passed.

- b. Capital Improvement – Gymnasium Project - requires Owner Vote

- i. Finance Committee Funding Review. Committee proposed two options 1. PLPOA takes out bank loan which over 5 years would incur approximately \$250,000 in interest, with \$65 annual special assessment to owners x 5 years. 2. One time owner special assessment payment of \$250 which could be paid in four installments.

- ii. Architect Proposals – Two quotes received for preliminary drawings reviewed by Board.

Motion to approve Allegro Design proposal of \$7,500 which includes soil samples by Bailey, 2nd Lundy Passed with King proxy approval. Whitman recused.

iii. Approval Schedule & Youth Committee Presentations- Pitcher led the discussion regarding the timeline, Bailey emphasized that the Youth Committee was doing the leg work and was the driving force with Board guidance for the entire owner/membership upcoming presentations. Lengthy discussion followed with owners asking pertinent questions, concerns with information shared regarding transparency, clarification as to use of gymnasium by teams vs owners, upcoming survey, fee structure for rec membership, impact to other projects, contingency and if planned presentation would include pro's & con's which Pitcher replied would include FACTS and information. Weekly "Gym Talk" information is available on website and eblasts and Director Moore requests assurance that BOD has opportunity to review survey and Gym Talk info prior to publication.

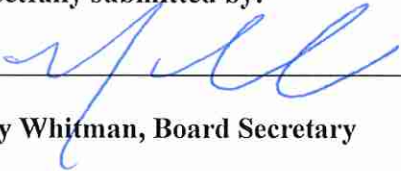
10. New Business

- a. 2025 Draft Budget Review – GM Roth stated that the Finance Committee had reviewed the 2025 budget proposal, agreed with \$10 dues increase and did not have any additional recommendations. Roth shared that one item had been added not identified in Reserve Study that fencing be installed around the Maintenance Shop, Chipping/Mulch yard to keep liability risk low.
- b. PPP Update – Construction Containers & Dumpsters – Discussion by board with recommendation by BOD to Roth to present to ECC that staff approval of 1st and 2nd extension would suffice and any request for 3rd extension would go before the ECC.


11. Owner/Member Comments: none – ample discussion during meeting agenda items.

12. Motion to adjourn at 9:25 pm by Whitman, 2nd Lundy. Passed

Respectfully submitted by:



Monty Whitman, Board Secretary



Candace Selk Barnes, Recording Secretary