



Board of Directors Regular Meeting  
November 14, 2024 6pm  
Pagosa Lakes Administration Building

**MINUTES**

**Board Members present:** Lars Schneider-President  
Sasha King-Vice President, Ericka Bailey-Treasurer  
Monty Whitman-Secretary  
**Directors:** Wade Lundy, Pat Moore

**Staff:** GM Roth, K. Benoit-CT  
L. Lynch DPE Mgr.,Graham RA Mgr.  
C. Simpson DCS Mgr.,  
J. Pitcher-Lifestyles  
CS Barnes-Recording Secretary

**Owners/guests present:** L. Smith and C. Schanzenbaker

**Via Zoom:** T. Frank

1. **Call to Order at 6:09 pm by President Schneider** – Welcome and reminder that audio and video recording is prohibited, also the Owner’s Meeting regarding the informational Gymnasium proposal with Q&A is coming up on Saturday November 16 beginning at 9 am here at the Vista Conference Room and via ZOOM, therefore no comments regarding the project will be taken this evening.
2. **Verification of Quorum by Board Secretary Whitman**
3. **Approval of Agenda**

Motion to approve Agenda with the addition of two items in 10. New Business b. Board Vacancy c. Communication by King, 2<sup>nd</sup> by Bailey. Passed

4. **Approval of the Minutes**

Motion to approve Minutes of October 10, 2024 Regular Meeting of the Board by Whitman, 2<sup>nd</sup> Lundy. Passed.

5. **Disclosures of Conflicts - none**

**Owner/Member comments** – Owner L. Smith asked for survey results to date, Pitcher responded that there has been a great response by over 800 owners and survey reopens Monday, November 18th.

6. **Staff Reports:**

- a. **General Manager’s Report-** as submitted – GM Roth reported Joint Session with Archuleta County Commissioners scheduled for November 4 had been cancelled and has proposed Monday, February 3, 2025 at 5pm at the BOCC office for the next meeting.
- b. **Treasurers Report-**as submitted.
- c. **Department of Property & Environment Report-**as submitted. DPE Mgr Lynch shared that the huge Vista Mailbox Project should be completed soon; providing Vista Owners with one paved central location including 30 cluster boxes which will be easy to plow.
- d. **Department of Recreation Amenities Report** – as submitted by Graham. He shared Puppy Yoga is once again a hit and full.

- e. Department of Community Standards Report – as submitted. New DCS Mgr Simpson in developing new format for monthly report which will be introduced in December.
- f. Lifestyle Report- as submitted. Pitcher shared there has been a wonderful response to the annual Neighbor to Neighbor Thanksgiving Food Basket and Santa will be here December 6, 7, 13 and 14<sup>th</sup> for all to visit; blasting off in the Gingerbread Rocketship and arriving at the North Pole.

Motion to accept Staff Reports by Lundy, 2<sup>nd</sup> Bailey. Passed.

**7. There are 2 lot Consolidations permit applications for review**

Motion to approve both consolidations by Whitman, 2<sup>nd</sup> King. Passed.

**8. Committee Reports:**

- a. ECC Liaison Report October 2024 Meeting Minutes- as submitted.
- b. Recreation Committee – Updated Master Plan presented by R Graham and Chair Denny Mingo. The Gymnasium and multi-purpose field are the priority projects. Graham shared that both a 50 yd field and enlarging the playground were removed but addition of an outdoor hot tub and lap pool construction in 2030 were added. Mingo pointed out his delight with the growth of young families within the association compared to when he moved here many years ago.

Motion to accept the Updated Recreation Center Master Plan by King, 2<sup>nd</sup> Whitman. Passed.

- c. Lakes & Fisheries Committee – DPE Mgr. Lynch submitted minutes in Board Packet. Shared that when PAWSD draws down Lake Pagosa during Fall 2025 the possibility for some lakeside projects will arise.

Motion to accept all Committee Reports by Bailey, 2<sup>nd</sup> King. Passed.

**9. Unfinished Business**

- a. PPP Update – Construction Containers & Dumpsters  
The Resolution revising Project Permit Process, Updating Sections 3.1.31 – 3.1.31-6 and 3.1.20.1 was reviewed and;  
Motion approving same was made by Lundy, 2<sup>nd</sup> Whitman. Passed.
- b. 2025 Draft Budget Review – GM Roth stated no changes or additional comments from the Board or Finance have been made therefore final approval of the 2025 Budget will come before the Board at the December Regular Meeting. Note the annual assessment will increase by \$10.00 to \$335.00
- c. Capital Improvement – Gymnasium Project Update -Reminder that the first of three Proposed Gymnasium project presentations to owners with Q&A this Saturday beginning at 9am limited seating here in Vista Conference Room so please join via ZOOM – Jen will be sending out the link

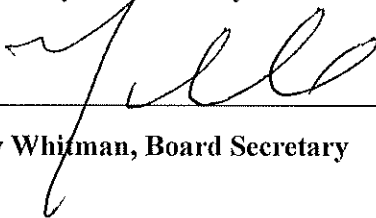
10. New Business

- a. Black Hills Easement Request – Mountain Meadows Greenbelt- GM Roth reported no vote this evening as Legal is drawing up the document, the property needs to be surveyed and assurance that BH will hold liability insurance.
- b. Board Vacancy - Patrick Moore submitted Letter of Resignation from the PLPOA Board of Directors effective November 14, 2024.  
Motion to accept by Whitman, 2<sup>nd</sup> Lundy. Passed  
Board requested Roth to accept resumes and Board will appoint new member to fill vacancy of remaining term ending in 2026.
- c. Communication – *Motion to rescind October 10, 2024 Motion that the Board of Directors must review and approve any item regarding proposed Gymnasium prior to publication by Schneider, 2<sup>nd</sup> by King.*  
Note: Roth and Benoit review communications prepared by Pitcher. Board expressed utmost trust and respect to Pitcher with no need to micro manage her communication to owners.

11. **Owner/Member comments:** L Smith asked if more survey info will be available at Saturday’s meeting. “No” as the survey is open again. Owner T Frank requests that Governing Doc’s can become “searchable” Pitcher replied that she will look into it and ideally make it happen within 6 months.

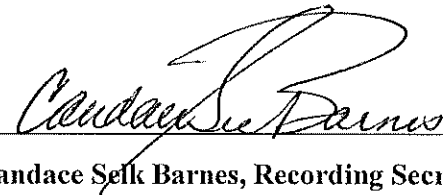
12. **Adjournment.** Motion to adjourn at 6:56 pm by Lundy, 2<sup>nd</sup> Bailey. Passed.

Respectfully submitted by:



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Monty Whitman, Board Secretary



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Candace Selk Barnes, Recording Secretary