



Board of Directors Regular Meeting
September 12, 2024 6pm
Pagosa Lakes Administration Building

MINUTES

Board Attendees: Lars Schneider, President
Sasha King, Vice President
Ericka Bailey, Treasurer
Monty Whitman, Secretary
Directors: Zane Kraetsch, Wade Lundy & Pat Moore

Staff: Allen Roth, GM Katie Benoit, CT
Larry Lynch, DPE Keith Cramer, DCS
Ryan Graham, RA

Candace Selk Barnes, Recording Secretary

Owners/ Guests: L. Moore, G Geren, D Medina, L Smith, M LeRoux, A Montoya, P Dietrich,
J and G Dykstra

1. **Call to Order at 6:00 pm by President Schneider**
2. **Verification of Quorum by Board Secretary Whitman**
 - a. Approval of Agenda - Motion to approve Agenda by Bailey, 2nd Whitman. Unanimous.
3. **Approval of the minutes**

Motion to approve August 8, 2024 Regular Meeting Minutes by Lundy, 2nd Whitman. Unanimous.

4. **Disclosures of Conflicts: NONE**
5. **Owner/Member comments:** Owner LeRoux (also Arch County Sheriff) requested the boards consideration of associate membership to Rec Cntr for Sheriff's Dept employees to purchase membership during tenure, approx half of staff currently reside in PLPOA. Q&A followed. Rec Ctr Mgr Graham stated that other 1st responder organizations may request the opportunity as well. Owner L. Moore thought it was a great idea and expressed appreciation of Sheriffs Dept. Owner T. Frank stated that the PLPOA Rec Ctr is not a community center and there is a 24 hour fitness gym locally.
6. **Staff Reports:**

- a. General Manager's Report – as submitted and GM Roth stated the Rec Ctr paving lot bid came in lower than budget – move forward.
- b. Treasurers Report-as submitted. Bailey reported Finance Committee meeting October 1 to review 1st draft Budget 2025.
- c. Department of Property & Environment Report - as submitted. Lynch reported greenbelt mitigation for 2024 completed, and rainbow trout stocking in early October.
- d. Department of Recreation Amenities Report – as submitted by Graham.
- e. Department of Community Standards Report – as submitted by Cramer.
- f. Lifestyle Report as submitted, Roth said Garden Committee excited for harvest. Owner Flea Mkt this Sat at clubhouse.

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

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

Motion to accept both consolidations by King, 2nd Bailey. Unanimous.

8. **Committee Reports:**

- a. ECC Liaison Report August 2024 Meeting Minutes presented by Bailey.

- b. Parks & Trails Committee- Lynch reported the Committee and Board Liaison Moore recently took a “field trip” of trails. Committee also has ideas regarding use of greenbelts for consideration during budget process.
- c. Youth Activities and Facilities Committee. Board received copy of August 23, 2024 Minutes in packet. Committee Members assigned different aspects of gymnasium for PLPOA owner outreach presentations in upcoming months, prior to Owner vote. Action item to move forward with architectural and engineer.

Motion to approve Committee Reports by Lundy, 2nd by Bailey. Unanimous.

9. Unfinished Business

- a. Capital Improvement – Gymnasium Project – Roth reported electrical estimates have been received. Two remaining include fire suppression and restrooms (code requires A LOT of toilets) Two proposals for Architectural and Engineering. Discussion and clarification ensued with Q&A between board members, GM and owners regarding: previous survey which focused on funding, possible increase in dues, rec membership and one time assessment. Costs of conceptional drawings and proposals. Gymnasium and Multi purpose field are stand alone therefore funding two separate projects which each creating additional revenue while enhancing amenities and property values. Preparation of upcoming owner’s presentations to include open in person, as well as online information.
- b. MOU – Archuleta County – Multi-purpose field – Roth reported that signed MOU by Arch County Commissioners has been received. Owner Medina asked what the County was contributing and was informed that the opportunity to apply for GOCO funds was now available and that teams and tournaments would have fees for use. **Motion to accept and approve by Kraesch, 2nd Lundy. Unanimous.**
- c. Archery Range Location Layout & Update – J. Dykstra reported that the club has received a matching grant of \$63K so working hard to fund is underway. They are working closely with Colorado Parks & Wildlife and Pagosa Bow Club at Cloman Park, and the Bonanza/Trails site will focus on basic/beginner skills with no cost to PLPOA owners. Preparation of engineered drawing, layout/design and topo drainage reports are underway.

10. New Business

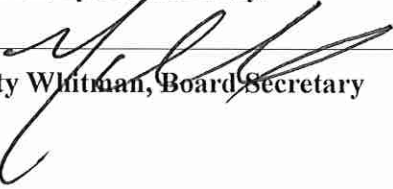
- a. Contract award – Vista Mailbox Project – GM Roth reported bids had been received by two contractors, both with excellent experience with completion of other PLPOA projects.

Motion to award the contract to Hutchison by King, 2nd Whitman. Unanimous.


11. Owner/Member comments: Owner Medina requested schedule of upcoming Gym meetings, Owner T. Frank asked about the absence of previous Board president. Answer: he resigned.

12. Adjournment – Motion to adjourn at 8:10pm by Lundy, 2nd Bailey. Unanimous.

Respectfully submitted by:



Monty Whitman, Board Secretary



Candace Selk Barnes, Recording Secretary