



Board of Directors Regular Meeting

January 9, 2025 6 pm

Pagosa Lakes Administration Building

MINUTES

Board Members Present: Lars Schneider-President
Sasha King-VP, Ericka Bailey-Treasurer,
Monty Whitman-Secretary
Directors: Ben Garcia, Zane Kraetsch & Wade Lundy

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

Owner/Guests: C. Sheesley, B. Seidel, L. Smith, C. Fitzgerald, L. Lee, D. Jennings, L. Ballard and M. (?)
both from Habitat.

1. **6:01 pm Call to Order by President Schneider**
2. **Verification of Quorum by Board Secretary Whitman**
 - a. Approval of Agenda – Motion to approve/change Agenda by Whitman, 2nd King. Unanimous.
3. **Approval of the minutes** – Motion to approve Minutes of the December 12, 2024 Regular Meeting of the Board by Whitman, 2nd Bailey. Passed. Schneider abstained (not in attendance at Dec meeting)
4. **Disclosures of Conflicts NONE**
5. **Owner/Member comments-** Habitat for Humanity update/progress thru year 3 of 5-year plan presentation (moved up agenda from 10.b) Handouts to Board and available for all attendees. Ms. Ballard requested board consideration of waiving fees, use of brush collection site as staging/storage and Rec. Ctr shower use by AmeriCorps volunteers during June until mid-July. Motion to waive fees and approve other by Kraetsch, 2nd by King. Unanimous.

Owner comments: L. Lee attended last night's mtg and inquired about bleacher installation comment. Answer: possibly at much later date with surplus funds after gym is up. Owner C Fitzgerald expressed appreciation for last night's good presentation on gym. Then spoke of high-risk fire danger and offered several ideas. Schneider agreed and reminded all that PLPOA works with Fire Wise (Bill Trimarco) and of the green belt mitigation that has been completed and upcoming. Also stated that Archuleta County has large scale evacuation plans while encouraging owners to contact same and attending upcoming Joint Session 2/3/25. Owner Sheesley also conveyed his thoughts voicing his support for proposed gym; that will be a great addition for community in providing invaluable indoor space, has not attended meetings because he trusts decisions by the Board for the greater good of community. Owner Seidel also stated the prior evenings presentation was great, then questioned current Village Lake access litigation. Since case is currently in litigation, no comment. Owner Frank also questioned bleacher comment. RA Mgr Graham stated that there are no plans currently, Schneider stated all PLPOA projects have wish lists with in depth research and the prudent use of funds with keeping the cost of gymnasium project down.

6. Staff Reports:

- a. General Manager's Report – as submitted by GM Roth – reminder Joint Session with BOCC Monday, Feb 3, 2025 5pm at BOCC office.
- b. Treasurers Report – presented by Bailey
- c. Department of Property & Environment Report- as submitted L. Lynch DPE
- d. Department of Recreation Amenities Report as submitted by R Graham
- e. Department of Community Standards Report as submitted by C Simpson DCS

f. Lifestyle Report “as is” by J Pitcher

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

7. There are 2 lot Consolidations and 2 Lot line adjustment Permit Applications for review

Motion to accept both lot consolidations by Whitman, 2nd Lundy. Unanimous.

Motion to approve lot line permit applications by Garcia, 2nd Lundy. Unanimous.

8. Committee Reports:

a. ECC Liaison Report December 2024 Meeting Minutes

Motion to accept ECC Committee Report by Bailey, 2nd by King. Unanimous.

9. Unfinished Business

a. Capital Improvement – Gymnasium Project: last evenings meeting was 2 hours 50 min will be posted to website in it’s entirety and on Facebook a link provided for viewing. Next Community Meeting Saturday March 1.

Reminder by GM Roth– Annual Ratification of Budget for 2025 will be held Saturday, January 25, 2025 beginning at 9 am.

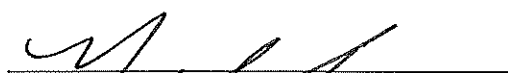
10. New Business

a. PAWSD Draw-down of Pagosa Lake- Lynch DPE Mgr. shared that he and GM Roth had met with Justin Ramsy at PAWSD regarding failing lift station and Lake Pagosa will be drawn down significantly (10 feet) Fall of 2025 with bid going out for repair. Kraetsch asked and discussion followed regarding possible PLPOA projects (ie: cement boat ramp) that could be addressed during low lake levels. The draw down will significantly impact lake front owners and fishing access, PAWSD and PLOA will work together in notification and education to owners.


11. Owner/Member comments: Owner Lee asked how long Lake Pagosa may take to refill after significant loss of cubic feet of H2O. Lynch replied unknown at this time. Owner Fitzgerald revisited concerns with fire danger and building requirements for fire resistant materials, GM Roth recommended she discuss with Archuleta County Planning/Building department and PLPOA cannot refuse the use of stated materials. Also voiced concern of violation response by DCS, Roth replied he was aware of same and it’s been addressed.

12. Adjournment- Motion to adjourn at 8:23pm by Lundy, 2nd Garcia. Unanimous.

Respectfully submitted by:



Monty Whitman, Board Secretary



Candace Selk Barnes, Recording Secretary