



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

MINUTES

Board Attendees: Sasha King-Vice President
Monty Whitman-Secretary, Ericka Bailey-Treasurer
Directors: Ben Garcia, Zane Kraetsch & Wade Lundy
President Lars Schneider by PROXY

Staff: Allen Roth-GM, Katie Benoit-CT,
Larry Lynch DPE, Ryan Graham RA
Chris Simpson-DCS,
Jen Pitcher-Lifestyles
Recording Secretary- Candace Selk Barnes

Owners/Guests in person: L. Smith, E. Lashbrooke, J. S?, J & S Landreneau, A Dilione,
M Thomas, C Fitzgerlad, J. Woggon, P. Moore

1. **Call to Order at 6pm by Vice President King**
2. **Verification of Quorum by Board Secretary Whitman**
 - a. Approval of Agenda – Motion to approve Agenda with addition of 12. New Business b. Easement -Black Hills Energy by Bailey, 2nd Whitman. Passed
3. **Approval of the minutes** – Motion to approve Minutes of the November 14, 2024 Regular Meeting of the Board by Lundy, 2nd Whitman. Passed.
4. **Disclosures of Conflicts - NONE**
5. **Appointment of Board Member to fill irregular vacancy-** Motion to ratify the appointment of Ben Garcia as Board Member to fill vacancy ending in July 2026 by Bailey, 2nd Lundy. Unanimous with Schneider proxy.
6. **Owner/Member comments** – Owner P. Moore questioned the authority of the Board to serve non-members. GM Roth replied the Board has the authority to delegate Associate Memberships to non-members reminding Moore that he (Moore) had previously voted as a Board member to approve Associate Memberships to both the Archuleta County Sheriffs Depart use of Rec Center and with the Archuleta County Memorandum of Understanding for the athletic field, also that the PS High School swim team includes non-members using the pool. Owner Smith requested status of survey results, J. Pitcher stated the results will be presented to the Finance Committee then to the Board. Pitcher stated again that when the voting begins January 27 ballots will be emailed AND mailed by USPS to those owners PLPOA does not have an email address for. Owner J Landreneau asked for clarification regarding limited income owners payment options if Gymnasium ballot measure passes. Pitcher responded payment options available one of which is \$14.00 per month for 18 months. Owner B. Landreneau asked for Business Plan, which Pitcher responded is on the plpoa.com website. Owner



Fitzgerlad questioned user fees, Pitcher responded that breakdown can be viewed on posted flyers in Conference room and on the website, as well as sample user schedule. Owner A Dilione asked for clarification of gym use by team members not in PLPOA and was informed that usage by those individuals is ONLY during scheduled TEAM events. Asked if grant funding available for gymnasium and Roth replied that grant funding is NOT available for a building with restricted membership and being private.

7. **CDC Report – 2025 Additional Home Development** presented by Emily Lashbrook, CDC Executive Director. Lashbrooke shared that 2025 brings Phase Two of building 15 homes for workforce housing within Trails and Chris Mountain subdivision, most on Travelers Circle. Four initiatives have been sought and Lashbrooke presented an informative presentation with proposals of same including a bus stop, parking area, playground and trails. CDC is asking Board to waive building fees.

Motion to waive new build fees for 15 upcoming CDC homes by Bailey, 2nd Whitman. Passed.

8. Staff Reports:

- a. General Manager’s Report – GM Roth requested that two board members complete forms for the recently enacted Corporate Transparency Act. Shared that PLPOA is pursuing use of AI technology by March 1st currently installed on software.
- b. Treasurers Report - Bailey shared the Investment Committee’s “investment ladder” for Trails Maintenance Reserve investments.

Motion to invest reserve per Investment Committee recommendation by Lundy, 2nd by Kraetsch. Unanimous with Schneider proxy.

- c. Department of Property & Environment Report – as submitted by Lynch.
- d. Department of Recreation Amenities Report – as submitted by Graham.
- e. Department of Community Standards Report – as submitted by Simpson.
- f. Lifestyle Report – as submitted - Pitcher reported Gingerbread Rocketship to North Pole/Santa was huge success last weekend, ends this Saturday.

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

9. **There are 2 lot Consolidation permit applications for review-** Motion to approve by Whitman, 2nd Lundy. Passed

10. Committee Reports:

- a. ECC Liaison Report November 2024 Meeting Minutes presented by Board Liaison Lundy
- Motion to accept Committee Report by Bailey, 2nd Garcia. Passed.

11. Unfinished Business

- a. 2025 Draft Budget Approval

Motion to approve Final 2025 Budget by Bailey, 2nd Whitman. Unanimous with Schneider proxy.

Annual Owners Meeting to ratify or veto 2025 Budget & Financial Review presented by Allen Roth GM & Katie Benoit CT will be held Saturday, January 25, 2025 -begins @ 9:00am for Presentation/Meeting.

- b. Capital Improvement – Gymnasium Project - Upcoming Owner Info. Meeting January 8, 2025 6:00 p.m. at the PLPOA Clubhouse in person or via ZOOM. Owners HIGHLY encouraged to attend.
- c. Archery Range Updated Plans for Construction – Motion to approve updated plan to begin Spring '25 by Kraetsch, 2nd by Whitman. Unanimous with Schneider proxy.

12. New Business

- a. Renewal of Legal Services

Motion to renew Terms of Engagement with Orten, Cavanagh, Holmes & Hunt as Legal Counsel for 2025 by Lundy, 2nd Bailey. Unanimous with Schneider proxy.

- b. **Black Hills Easement – Survey completed, Easement agreement for temporary parking in packet for review.**

Motion to approve BH Easement Agreement by Bailey, 2nd Kraetsch. Unanimous with Schneider proxy.

13. **Owner/Member comments:** Owner B. Landrenau asked cost of AI, Pitcher responded none; as it's currently included in existing software, but there will most likely be a monthly use fee. Owner M. Thomas encouraged Board to consider pushback on rates for legal fees. Owner C. Fitzgerald requested waiting to pursue Gymnasium build due to property tax increase, also liability riders for non-owners use of gym. Pitcher replied mandatory group/individual insurance signed waivers will be required. Owner S, Landrenau again asked board to consider owners on fixed income and asked if a contractor had been hired. Answer- No contractor has been hired. Owner L. Smith inquired as to Wyndam having to pay proposed Special Assessment. Answer - Yes.

14. **Motion to adjourn at 7:28 pm by Lundy, 2nd Whitman. Passed.**

Respectfully submitted by:



Monty Whitman, Board Secretary



Candace Selk Barnes, Recording Secretary