



**Board of Directors Regular Meeting
February 13, 2025 6pm
Pagosa Lakes Administration Building**

MINUTES

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

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

Candace Selk Barnes -Recording Secretary

Owners/Guests: D. Laterza, L. Lee, C. Christensen, L Smith, C Schanzenbaker and T Frank via Zoom

1. **Call to Order at 6:07 pm by President Schneider** who apologized for late start and stated the Gym Q&A will follow after adjournment.
2. **Verification of Quorum by Board Secretary Whitman**
 - a. Approval of Agenda *Motion to approve 2/13/2025 Agenda by Bailey, 2nd Whitman. Passed.
3. **Approval of the Minutes** * Motion to approve January 9, 2025 Regular Meeting Minutes of the Board of Directors by Bailey, 2nd King. Unanimous with Kraetsch proxy.
4. **Disclosures of Conflicts - NONE**

Owner/Member comments: D. Laterza a 10-year owner thanked Staff and Board for continued communication efforts with owners towards the PLPOA becoming more Dark Sky friendly with fully shielded lighting on new builds and remodels.

5. Staff Reports:

- a. General Manager's Report as submitted by Roth. Highlighted that annual audit begins Feb 17, 2025 and that 2025 Annual dues/assessments have been emailed/or mailed. Roth shared that during the Joint Session with Archuleta BOCC he brought up concern regarding fire hydrant inspections within the PLPOA. PAWSD has the responsibility to maintain and both entities will work on plan for entire county for inspections, Schneider suggested perhaps PLPOA owners and community volunteers could be trained to assist. Upcoming County road improvements will be posted in weekly eblasts as they are scheduled. Board should announce to owners during this meeting regarding the Village Lake access upcoming mediation.
- b. Treasurers Report as presented by Bailey
- c. Department of Property & Environment Report as submitted by Lynch and he added that he and Simpson had recently met with Bill Trimarco of Wildfire Adapted Partnership and currently mitigation funding is frozen by Trump administration. Other funds are available through CO Forest Service.
- d. Department of Recreation Amenities Report as submitted by Graham
- e. Department of Community Standards Report as submitted by Simpson, several meetings had been offered were well received by contractor attendees.
- f. Lifestyle Report- as submitted by Pitcher with reminder the Garden Club meets this evening and beds will be offered in March.

Motion to accept Staff Reports as presented by Lundy, 2nd Garcia. Unanimous with Kraetsch proxy.

6. There are 2 lot Consolidations for review as a formality as Archuleta County has already approved.

Motion to accept both consolidations as presented by Lundy, 2nd Garcia. Unanimous with Kraetsch proxy.

7. Committee Reports:

- a. ECC Liaison Report January 2025 Meeting Minutes as submitted by Board Liaison Lundy
- b. Parks & Trails – Lynch shared that during the January meeting the committee continues to update Master Plan with current maps etc. Draft will be presented to BOD within next two months.

Motion to accept ECC Committee and Parks & Trails Reports by Whitman, 2nd Lundy. Unanimous with Kraetsch proxy.

- c. Appointment of new ECC Member- C. E. Christiansen introduced by Roth.

Motion to appoint Eric Christiansen as a volunteer member of the ECC Committee by Whitman, 2nd Lundy. Unanimous with Kraetsch proxy.

8. Unfinished Business

- a. Capital Improvement – Gymnasium Q & A. Upcoming Meetings; this evening following adjournment, Wednesday, 2/19/25 6:00 p.m. and Saturday, March 1, 2025 at 9:00 am.

9. New Business


- a. RFPs (Request for Formal Proposal) for upcoming Contracts
 - i. Wildfire Mitigation – information gathering and spec's in process with B. Trimarco, 40 acre tract in Chris Mtn identified. Discussion regarding funding concerns; suggestion of community volunteer teams assistance, drought conditions and that mitigation needs to begin sooner than later. Roth will send out 8-9 RFPs to qualified contractors and bids expected to be presented at April meeting.
 - ii. Pine Needle Pickup – to be presented at March meeting with two possible bids.
 - iii. Mailboxes – next cluster box to be consolidated/moved is at Heather & Monument. Current location is a safety and liability concern. County Engineer would also like to see it moved. Discussion opened to owners and concerns voiced regarding safety, and road condition that delivery trucks do not use (muddy/down a hill), with current identified relocation spot. Re-evaluation to identify another site to be completed.


10. **Correspondence:** Owner requested a new discussion regarding STR fees. Roth suggested it be placed on April agenda since BOD has new members. Two separate Owners expressed appreciation of Gymnasium project consideration.

11. **Owner/Member comments:** Owner L. Lee shared concern about her neighborhood lighting with grandfathered homes not having fully shielded lights. Bailey responded that she is preparing an informational Owner presentation regarding lighting. Owner Laterza expressed her appreciation and willingness to assist.

12. Motion to adjourn at 7pm by Lundy, 2nd King. Passed.

Respectfully submitted by:


Monty Whitman, Board Secretary (Acting)
Ericka Bailey


Candace Silk Barnes, Recording Secretary