

Eaton Pagosa Estates Home Owners' Association
MEETING MINUTES
Board Meeting: 2:00 PM, Thursday, August 10, 2017
Scahill Residence
Pagosa Springs CO, 81147

Joyce Scahill - President, Present
John Vander Horck - Secretary, Present
Glenn Woodruff - Treasurer, Present
Dave Chadsey - Member at Large, Present
Susan Hampton - Alternate Member, Present

Call to Order:

The meeting was called to order by President Scahill at 2:11 p.m. A quorum was achieved.

Visitors/Observers – The following resident visitor/observers were present: John Thomas, Janna Lilly, Deb Jennings, Ericka Vincent, Susan & Dave Bates & John Scahill

Previous Board Meeting Minutes:

The Board meeting Minutes of July 1, 2017 were approved without changes.

EPEPOA President's Message:

President Scahill announced the dates of significant recent EPEPOA business:

July 15, 2017 – Board meeting with the legal firm of Newbold, Chapman & Geyer to discuss legal matters

July 17, 2017 – The Fourth Amendment (RV Storage) filed and recorded with the Archuleta County Clerk & Recorder. The Amendment is now in effect.

July 19, 2017 – Minutes of the July 1, 2017 Annual Meeting mailed to residents

July 31, 2017 – Proposed 5th Amendment (Short-Term-Rentals) and Official Ballot mailed to residents.

President Scahill presented and facilitated a discussion of EPEPOA insurance. Our policy with the current insurance carrier, Mountain West Insurance, will expire on August 18, 2017. Our current coverage is \$1,000,000 liability coverage for each occurrence, with a \$1,000,000 aggregate. The policy premium is \$901.25 annually.

A motion was made and seconded for President Scahill to seek a more comprehensive insurance quote, to include Directors' and Officers' (D&O) insurance and coverage for our dock at a premium not to exceed \$1,000 annually.

Review and Update of the EPEPOA Bylaws, Covenants & Restrictions – President Scahill advised that our Bylaws and Covenants & Restrictions have essentially not been updated since their inception more than twenty years ago. She advised that with the Board’s approval, she will request an estimate from our legal firm to review and comment on our Bylaws and Covenants & Restrictions. The Board approved the request.

Treasurer’s Report:

Bank Accounts – It was determined by Treasurer Woodruff that the authorized signatories of our bank accounts and holdings are in the names of several different past and present Board members. It was determined that all accounts and holding should be revised to reflect only authorized signatures by three current Board members: President Scahill, Secretary Vander Horck and Treasurer Woodruff. Treasurer Woodruff further advised that the three named Board members will have to present themselves at the Citizen’s Bank to sign new authorization cards along with a copy of these Board Meeting Minutes.

Old Business

Road Shoulder Mitigation – Board members raised the issue that although some of road shoulder deterioration has been mitigated, there still remains more work to be done. Alternate Board member Susan Hampton said that she will contact Mr. Greg Coffee to see about getting additional gravel and the necessary labor to complete the shoulder repair.

Road Maintenance/Crack Mitigation – A question was raised, when is J Asphalt returning to repair the cracks in our roadway pursuant to the terms of our two-year contract? The expectation of the Board is that J Asphalt would return near the end of August 2017, to fill cracks that have opened up or were not sufficiently filled since the original crack seal by J Asphalt. Alternate Board member Susan Hampton said that she would attempt to contact J Asphalt and get a return date to complete the work.

Ownership of our Roadways – The reoccurring question, who owns our roadways, EPEPOA or Archuleta County, has resurfaced. Recent opinion is that EPEPOA owns the roadways as we are required to maintain them. The costs represent a major portion of our annual dues. This has become an issue with the recent repair work being done on the North Pagosa Blvd. bridge adjacent to our neighborhood wherein traffic has been utilizing our roadways as a non-sanctioned detour.

Resident, Mr. Dave Bates introduced a draft letter to the Board. He recommend that it be sent to the Archuleta County Administrator, Mr. Bentley Henderson, asserting our ownership of the EPEPOA roadways and requesting his acknowledgement of same. The Board agreed to accept and forward the letter reserving the right to edit as may be necessary.

Board member Dave Chadsey raised the issue that the original EPEPOA Plat, dated October 10, 1995, states that the roadways “shall be dedicated to the public.” There was a short discussion on the meaning of “shall be dedicated to the public” without a definitive resolution.

Mr. Chadsey also indicated that he intended to contact County Commissioner Wadley personally to discuss how extremely disappointed he was with the lack of cooperation and follow-through by the County Road & Bridge Department during the recent bridge repair on North Pagosa Blvd.

New Business

Election of Board Members and Officers – Board member Dave Chadsey was nominated and unanimously elected by the Board to assume the role of vice president. Mr. Desi Dundics volunteered to sit on the Board. His offer was unanimously accepted as a Board member-at-large. Congratulations to Vice President Chadsey and welcome to Board member Dundics.

EPEPOA Holiday Social Event – Mrs. Hampton advised that she is going to organize a neighborhood progressive Holiday Dinner social event this year, involving three residents to be identified later. It will include a social hour, a main course and desserts. More information will be forthcoming as the holidays draw near.

President Scahill asked for items to be added to next board meeting scheduled for early October. Vice President Chadsey raised the issue and discussed establishing written Rules & Regulations for short-terms-rentals and residents in general.

Next EPEPOA Board Meeting:

The date of the next Board Meeting of the Pagosa Estates Property Owners' Association is tentatively scheduled for October 4, 2017, at 2:00 pm. President Scahill will distribute notices to the members.

Resignation of Board Member Robert Taylor

In closing, President Scahill acknowledged and thanked former Board member Robert Taylor for his participation and service to the EPEPOA Board of Directors. We will miss "Bob's" contributions and comradery on the Board.

Adjournment:

There being no further business before the Board, the meeting was adjourned at 3:50 p.m.

Addendum: Insurance Follow-up

Following the Board Meeting, President Scahill secured a new insurance policy with American Family Insurance. The coverage is \$2,000,000 liability per occurrence with a \$4,000,000 aggregate. The policy will cover the dock up to \$20,000. It also includes \$1,000,000 Directors' & Officers (D&O) coverage. The premium is \$611.00 annually. Separate insurance to cover our roadway bridge will be considered next year.