

Eaton Pagosa Estates Home Owners' Association
MEETING MINUTES
Board Meeting: 2:00 PM, Monday, August 20, 2018
President Scahill's Residence
Pagosa Springs CO, 81147

Joyce Scahill - President, Present
Dave Chadsey - Vice President, Present
Janna Lilly - Secretary, Present
Glenn Woodruff - Treasurer, Present
Desi Dundics - Member at Large, Present

CALL TO ORDER

The meeting was called to order by President Joyce Scahill at 2:03pm. Janna Lilly recorded the minutes. A quorum of board members being present, the meeting proceeded with business.

IMMEDIATE ACTION ITEMS

A. Approval of Minutes from 10/6/17 and 5/17/2018 General Board Meetings

The board meeting minutes from 10/6/17 and 5/17/2018 were approved as written. The board discussed the level of detail needed in future meeting minutes.

B. Confirmation Vote for Secretary Lilly

Dave Chadsey moved, and it was seconded to confirm Janna Lilly as secretary for Eaton Pagosa Estates Property Owners Association (EPEPOA). The motion carried unanimously.

C. Review Financials

Dave Chadsey moved to approve the financials subject to looking at a clearer portrayal prior to the next annual meeting. There was no second. To provide greater clarity in the financial reports, the board discussed potential language and formatting changes for future financial reports. The board agreed to submit questions to the EPEPOA accountant.

The board also discussed whether there was a need to place a limit on monetary decisions that the board can make without property owner approval. The discussion was tabled for future consideration.

D. Review Banking

The board discussed the need and logistics of updating a resolution that would allow use of a local bank for checking and savings as well as the ability to utilize non-local financial institutions for investment accounts. The board agreed to keep checking and savings accounts local and use non-local institutions to get better interest rates. The board also

agreed to inform all property owners of this decision via email and request any feedback. It was also noted that Citizens Bank is being acquired by TBK Bank officially on Friday, September 7, 2018.

E. Dock Repair

The board discussed the need for dock repair. One portion of the dock ramp seems to be out of alignment. A decision was tabled to gather additional information.

F. Contract with New Weed Sprayer

The board discussed the contract for the weed sprayer and questioned the reliability of the current weed sprayer. A decision was tabled to gather additional information.

G. Obtain Road Sealing Bids for 2019

The board discussed the need to obtain crack sealing bids for 2019. The current road is deteriorating as evidenced by cracks both through the middle of the road and at the edges. It is recognized that regular crack repair and sealing will extend the life of the road. The board agreed to pursue the crack repair but delay sealing until a later time.

H. Common Paths Upgrade

The board discussed the need to upgrade common paths noting that there is no consistent surface to repair. A decision was tabled to determine if excess gravel is available from road shoulder project.

I. Bridge Guardrail Repair

John Scahill reported that the bridge and guardrail repair was completed.

OTHER BUSINESS

A. Should CC&R's and By Laws be updated by NC&G?

The board discussed the need to update the bylaws and the Declaration of Protective Covenants. Janna Lilly moved, and it was seconded to have NC&G update the bylaws and protective covenants for a cost not to exceed \$2250.00. The motion carried unanimously.

B. Discuss CD Rates and Timing

C. Update on PAWS Odor – VP Chadsey

Dave Chadsey reported on the status of the PAWS odor situation. The board discussed the excessive and unpleasant odor from the PAWS plant impacting many property owners in the neighborhood. Dave has been in communication with PAWS as well as the state

department of health offices. The board discussed the need to identify days and times odor is present and acknowledged the cause is difficult to determine because of the inconsistency of the excessive odor.

D. Update on J Asphalt – Susan Hampton/John Thomas

The board is still waiting for J Asphalt to make final repair actions. Joyce Scahill reported that John Thomas spoke with J Asphalt who assured him the asphalt warranty work would occur when the weather was cooler. The board discussed future options for asphalt needs.

E. Update on ARC legal issues

There were no updates on legal issues to report.

F. Website Review

The board agreed to delete the bulletin board and dark sky portion of the website and to make changes to board minutes headlines for greater clarity.

COMMENTS, ANNOUNCEMENTS, HOMEOWNER CONCERNS

A. Items to be added to next meeting.

1. Barbara Alger, ARC member, shared information on solar panels and reminded the board they are subject to the ARC approval process.
2. Dave Chadsey reviewed the definition of 'owner' in the Declaration of Protective Covenants.
3. Dave Bates thanked the board and the ARC for their dedication and diligence.

Previously tabled items will be added to the next meeting's agenda.

NEXT MEETING DATE

No future meeting date was identified.

Glen Woodruff moved, and it was seconded to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 5:05pm.

Respectfully submitted by Secretary Janna Lilly