

Eaton Pagosa Estates

Newsletter

May, 2020



Spring Cleaning is Good For You

- Increase productivity
- Healthy
- Makes you happy
- Reduces stress
- Helps you focus

Dear friends and neighbors,

There is a lot going on this month and your Board of Directors is working very hard to identify ways we can serve you better. This newsletter is informative and designed to bring you up to date on all that is happening. Many items are still in progress, so stay tuned to future newsletters and plan on attending the annual meeting on Friday July 3rd. Items in this newsletter include:

- Results of the proposed Bylaws update
- Running for the Board of Directors
- Status of the Road Condition Assessment
- Revisions to the Construction Guidelines
- Weed Spraying
- Status of neighborhood activities

Be safe. Be strong. Be courteous. *Desi*



NEIGHBORHOOD WATCH

WE LOOK OUT FOR EACH OTHER
If you see something, say something

Association Bylaws (Update Approved)

There was an overwhelming majority of property owners voting to approve the proposed Bylaws. The final tally was 32 members in favor, 1 opposed, and 5 members did not submit a vote. These results satisfy both the quorum requirements and the membership approval requirements to update the Bylaws.

As a result of this update, we will be changing the way Directors are elected. In the past, five Directors were elected for one year terms. The term for a Director has been extended to two years in order to have better continuity on the Board. So this coming year we will again elect five Directors but we will need one year of voting to catch up to the desired cycle in the Bylaws. At the upcoming annual membership meeting, currently scheduled for July 3, we will elect two Directors to serve two year terms (since 2020 is an even year), and elect three Directors to serve only one year terms. And then in all future years we will be able to match the voting with the Bylaws requirement. It would be appreciated for those with a desire to serve the community to start thinking about running for either the Board and/or as an Officer, and also consider being a member of the Architectural Review Committee.

The Board thanks you for your support on this matter.

Running for the Board of Directors



It's time. Start thinking about how you can serve your community.

- Serve as a Director
- Serve as an Officer (Secretary, Treasurer)
- Serve on a Committee (ARC, Road, Landscape)

This year we will be electing five Directors to the Board. The Directors oversee all Association matters and give direction and guidance to the Officers and various committee personnel.

Typically, the membership selects Directors at the annual meeting in July. In order to execute a proper vote at the meeting, a ballot will be prepared in advance. Property Owners unable to attend the meeting will be provided with a ballot, and they will be able to vote via ballot or provide a proxy as in the past. We want to ensure that all property owners have the opportunity to vote. We are asking that candidates requesting consideration submit a brief information sheet to President Dundics no later than June 5th so that their names can be added to the ballot. This form can be downloaded from the Forms & Documents page of the Eaton Pagosa Estates website.

We are also asking that anyone desiring consideration to be on the Architectural Review Committee (ARC) for next year let Director Phillips know no later than July 1st. The Directors will be selecting ARC members at the Director meeting immediately following the annual meeting. That Director meeting is open to all members.

Community Photo Contest

Enter the Association's photo contest to win a dinner for two at a local restaurant of your choice. Members attending the next annual meeting on July 3rd will vote for the best photograph. Entries can be submitted from the website.

Check out the photographs which have already been submitted:

www.eatonpagosa.com/association-photo-contest/

What is the Condition of our Road?



The road is the Association's most expensive asset and the biggest contributor to our annual budget needs. The wise course of action is to completely understand what the condition of the road is, identify the causes for degradation, and take appropriate steps to extend the useful life of the road for as long as possible.

Mike Crawford and Don MacNamee (Mac) have volunteered to assist with the effort to perform a comprehensive condition assessment, which is Step 1 of our strategy.

The plan is to have the condition assessment complete prior to the annual meeting so that a detailed presentation can be made to the membership. You are welcome to ask Desi, Mike or Mac any questions you may have regarding this assessment.

Construction Guidelines



An effort is in progress to update the construction guidelines to ensure that all property improvement processes are consistent with governing PLPOA documents and to incorporate necessary process elements that may be lacking.

The plan is to release a draft document to the membership for review and comment after the Directors and ARC members have completed their proposed revisions.

Weed Control



The Association has arranged for the County to spray the roads and common areas for noxious weeds. This will occur sometime in June or July depending on weather and weed emergence. Property owners may individually contract the county to spray their lots for a nominal fee. An email will be sent to all property owners containing information specific to this service, or contact Archuleta County Weed and Pest Supervisor Ethan Proud at (970) 264-6773

<http://facebook.com/archuletacountyWP>
eProud@archuletacounty.org

Activities For May

Neighborhood Meet & Greet Canceled
Eaton Ladies Coffee Canceled

Upcoming Activities (Covid-19 permitting)

Eaton Ladies Coffee. Will resume after Covid-19 precautions
2nd Wednesday of every month at Higher Grounds.
Contact Billie Jean Taylor for information. (970) 731-1145

Neighborhood Meet & Greet. Will resume after Covid-19 precautions
This activity will happen on the first Thursday of every month at 5 pm when host homes are available. This will be especially exciting to see and explore some of the new homes in the neighborhood.

May 7 Canceled

June 4 Host: Steve Dayton / Sheila Manzanares

Bring appetizers to share, Bring your own wine/drinks
Coffee, tea and hot chocolate will be provided
Contact Desi or Host for more information (702) 526-6576

Next Board Meeting: Not yet scheduled

Next Annual Member Meeting: Friday, July 3, 9:00 am.

Summer Events: Neighborhood Block Party (Saturday, July 18th)
Neighborhood Fish Fry (Saturday, August 29th)

All Association documents, minutes, forms, past newsletters and other current information are available on our website.

www.eatonpagosa.com

If there is anything that you would like to share in the next newsletter or include in the website, please contact Desi to get them implemented.

(702) 526-6576 desi@eatonpagosa.com