

Meeting Type: Executive Board Meeting (OPEN)
Meeting Location: PLPOA CLUBHOUSE AND ZOOM
Meeting Date: Tuesday, March 9, 2021

Directors Attending: John Thomas-President
Al Gonzales-Vice President
Steve Dayton-Treasurer
Kate Crawford-Secretary
Bobby Phillips

No directors absent.

Members attending in person: Elmer Balvanz
Richard Gonzales
Dave Bates
John Scahill
Kellie Gonzales

Members attending by Zoom: Jana Lily

1. **CALL TO ORDER:** Meeting was called to order at 1:12pm by President Thomas.
2. **ANNUAL BOARD MEETING:** In the past the meeting was around July 4th weekend. In 2020 it was moved to September due to Covid. Per Rules, Annual meeting should be prior to the new fiscal year which starts July 1. Board agreed to look at June 29th and Secretary Crawford will check availability with PLPOA. 10:00am tentative time.
3. **ROAD OWNERSHIP:** Member Richard Gonzales had no formal discussions with the County when he did the research with the County last fall. He stated it's clear that the County owns the road per the Subdivision Plat and that they have jurisdiction over it. Concerns are the liability factor if someone is injured on the road, who's responsible if the HOA pays for the maintenance. Gated communities like Capstone, they own the road and pay for the maintenance. Member Gonzales found that the County no longer has any records on ownership, or any work done on roads, engineering records etc. Most staff that was with County back in early 1990's is no longer there. Our HOA should start fresh now and move forward with meeting with the County, but only approach them once a firm strategy is in place. He said County has no money and we would be low on the list to get work done. He suggested we get Davis Engineering (original engineer prior to deeding road to County) to do a current report before meeting with the County.

Discussion on our bridge- supposed to be inspected every two years. When was ours last inspected? Developer built our bridge, but County would own it now as well. Ours was damaged last year by unknown person and County should fix it. Director Phillips stated he spoke to PLPOA Executive Director, Allen Roth, and was told no other subdivision in the PLPOA is paying for their road maintenance, except those that are private or gated. There is a MUD or Metro Utility District Dept that is an option where other HOA's (Timber Ridge and Echo Canyon) who pay for road maintenance have had their property taxes lowered. What would the cost be and is it cost effective? Vice-President Gonzales spoke to a real estate atty about our situation and we could hire one to look discuss our options. Unknown what that would cost. Our HOA atty out of Denver may not know much about our subdivision since he's not local. Committee to meet with the County will be Richard Gonzales, Al Gonzales, Steve Dayton and John Thomas. Committee will meet and do more research and set goals then make appt with County Manager and Mr. Perry in charge of roads and bridges. Options are:

- Cost share road maintenance costs
- County deed road ownership back to HOA and we maintain roads and take on liability
- County keep ownership, maintain roads but HOA pay for snow removal.
- County keep ownership, HOA dissolve and County pays for everything so HOA has no liability and PLPOA becomes governing HOA.

Member Bates stated County has done zero on our road maintenance since he's been living here last 21 years. HOA even paid for signage as ownership was never clear.

Concerned that this summer the bridge on N. Pagosa will be shut down for repairs and traffic may be routed thru our neighborhood. Treasurer Dayton stated he saw documents from 2011-2014 on what roads County plans to work on and we are not on the list. President Thomas stated Member Dundics stated after last meeting that the County receives monies for every mile of road in the County including ours and there should be a fund that has built up over last 25 years, plus our property taxes goes to road maintenance...where is the money, and how do we access? Several members concurred that County has no money at this time.

Our Road fund has \$170,000 approx. in it but nothing was approved for road maintenance at the last Annual meeting. BOD approved up to but not to exceed \$2,500.00 to spend on research if needed before meeting with the county. Monies spent as an example would be attorney fees, engineering report etc.

Vice-President Gonzales has one estimate to repair the road at \$26,000. To seal and chip only is about \$6.00/sq ft.

Motion made by Director Phillips to have committee meet to make plan, meet with County, report back to BOD and get done by Annual meeting in June. Vice-President Gonzales 2nd motion. Board unanimously agreed.

4. **ARC:** Director Phillips reported that the Sparks home has an extension until end of April to finish their home. Electrical and plumbing issues have delayed move-in. Landscaping is not an ARC issue. New Members, Elmer and Debbie Balvanz bought lot #4 and plan to build this summer. They closed on the lot last week and in the next 2-3 weeks should have plans together to present to ARC. ARC committee decided to keep current 2004 Construction Guidelines in place as is.
5. **FINANCIALS:** Treasurer Dayton updated and provided BOD with current statements. Got bill reduced by \$400-500.00 on snow removal as contract says 4" or more they plow, but this year they plowed several times after only 2". All membership dues are current. Budget was approved at Annual meeting, but nothing approved for road maintenance specifically. Road fund currently at about \$170,000. Have one CD that matures tomorrow. Have investigated other options for better return but nothing out there now. Member Bates stated we are not getting anything with CD's and maybe we should look at higher risk options and investigate conservative bond funds. Treasurer Dayton said he reviews our investments often and always looking at better options but even if we investigate 5-10-year funds, the interest return is still low.
6. **NEW BUSINESS:** Member Gonzales discussed issues with our snow plowing company in that they are leaving a sizeable burm in front of driveways and concern over our elderly neighbors getting in and out and emergency vehicles getting in and out. President Thomas stated our cost will go up if they are instructed to clear in front of driveways too. Director Phillips is helping our elderly neighbors with snow removal.

Meeting was adjourned at 2:35pm. Treasurer Dayton made motion to adjourn and it was 2nd by Director Phillips and approved by all.