

**EATON PAGOSA ESTATES**  
Annual Property Owner's Meeting Agenda \_Open Meeting  
Wednesday, June 29, 2022

PLPOA Clubhouse at 230 Port Avenue

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**Call to order- President Thomas at 2:32**

Homeowners were asked to sign in by checking off, confirming and correcting pre-printed contact information list

Another table had signup sheets for social events

<b>Directors Attending:</b> John Thomas	-President
Al Gonzales	-Vice President
Steve Dayton	-Treasurer
Bonni Pszola	- Secretary
Elmer Balvanz	-Member at Large

**Homeowners Present: (as signed in on sign up sheet)**

John DeMarco, Richard Gonzales, Lucinda Hundley, Glenn Woodruff, Doug Ebersole, Kellie Gonzales, Sheila Manzanares, Michael Berndt, Desi Dundics, Debra Balvanz, Richard and Susan Hampton, Mike and Barb Bruni, John Vander Horck, Joyce and John Scahill, Robin Struck, June Ferguson,

**Limited Zoom meeting**

2:45 to 3:15 - with option to extend set up by Bonni - no attendees, room remained open

**Farewell Departing Members-** President Thomas  
- Treasurer Dayton

**Reports-**

**Treasurer**

Treasurer Dayton stated all annual dues have been paid in full by all members. A copy of the proposed budget had been sent to all members, along with a paper copy that was distributed at the meeting. There was discussion regarding the Eaton Estates investments and choice of banking and it was agreed to continue with the status quo. Another discussion arose regarding the postage line item on budget.

Treasurer Dayton acknowledged he often sends mail and self pays the postage. Treasurer Dayton then spoke of the proposed increase of HOA fees to \$950 annually in anticipation of upcoming road maintenance and dock repairs.

## Architectural Review Committee-Elmer Balvanz

Elmer indicated he would remain on the board and would remain as the ARC Committee Chair.

## Road Update

There was general consensus that the roads need maintenance and action needs to be taken. Suggestions range from just making spot repairs to complete road resurfacing. It was brought up that perhaps all repairs should wait until all subdivision development is completed. It was mentioned the board would obtain two bids for road work. Al mentioned he received one bid to resurface and replace the road was nearly \$400,000. Al received and provided board members with a bid from Strohecker Asphalt and Paving, the company that originally installed roads at Eaton Pagosa Estates. Al relayed Stroheckers' opinion was that the average life of roads should be 35 years with proper maintenance. Eaton Estates roads are 19 years old. Strohecker's bid was \$94,000 for patch and seal. The line item on the budget for road work is \$75,000. Al provided the board with another bid for road maintenance from PAP for \$101,000. President Thomas suggested that a committee be formed to work on road and landscaping.

## Snow Update

President Thomas explained the company he had previously used for the last 6 years was no longer in the snow removal business. The second company that Eaton Estates used could not handle the volume of snow. The third company was M&M. An Eaton Estate homeowner contacted M&M for snow removal during the Christmas blizzard. President Thomas called an emergency meeting of the board to address this issue. A majority of the board voted to continue using M&M for the remainder of the year. Secretary Pszola voiced her opinion that a snow contract for next year should be the first business of the new board.

## Landscaping-

Secretary Pszola had contacted Walter Goddard who previously has mowed Eaton Estates vacant lots and common areas. Mr. Goddard was being hospitalized but he thought he would be able to return to work in July. Secretary Pszola told Mr. Goddard someone from the board would be calling in July and also requested Mr. Goddard to provide cost estimates. Mr. Goddard stated his prices would go up as gas prices have increased. For weed control, it was suggested that we use Ethan from Archuleta Noxious Weeds. Ethan needs to be contacted a year in advance for this work.

## Dock update-

Al contacted EZ Docks for an estimate. The price to repair the dock was quoted to be \$9,515. This includes two floats, freight, material, and labor and could not be started until the fall. Concern was voiced over future muskrat damage. A comment was made from a homeowner that the dock should be replaced and not repaired. Comment made from one homeowner that the dock was not used and asked hands for those who used the dock. More than half of those present stated they used the dock and felt it was a valuable asset and increases the property value of the community. One homeowner, who does not have lake front property, thought there should be seasonal docking posts similar to those on the other side of the lake. One member said with the majority of dues going to roads a special assessment for the dock should be pursued. It was decided further investigation is warranted and that this dock issue must be addressed.

## Action Items:

### 1. (2) Board of Directors vacancies/2-year terms

There was much discussion regarding the vacancies. Desi was nominated but declined as he felt it would be difficult to fulfill the duties living here part time. Homeowners thanked Desi for his previous service. John Thomas also declined the position. John Thomas then suggested that committees be formed to decrease the work load of the board. The intent of these committees would be to work with the board and make suggestions that the board could pursue and/or vote on. John Thomas then solicited individuals for two committees. Debra Balvanz, Sheila Manzanares, Glen Woodruff and Robin were appointed to the Landscaping Committee which includes the dock. Al, Elmer and Michael were appointed for the Road Committee. We still needed 2 board members and Bonni asked Robin Struck if she would consider accepting a member at large position. Robin agreed and was seconded by John Thomas. Robert Sparks was nominated by Al for President and Steve seconded the motion. Robert was not in attendance at the meeting but had expressed his interest to Al before the meeting. There was additional discussion about the definition of "relatives". Currently the bylaws state that board members cannot be related. Ultimately there was no challenge and the Board was approved unanimously.

### 2. Vote or discussion on change of covenant wording

CCRs proposed change.

Article IV, section 2

Current wording -There shall be submitted to the ECC a building application on approved forms together with two (2) architect licensed and registered in Colorado.

Proposed wording-There shall be submitted to the ECC a building application on approved forms together with two (2) complete sets of plans, elevations, site location plan for improvements, and a grading/drainage plan.

There was a long heated discussion regarding this topic. One member said that there are homes currently under construction lacking the required architectural documents. One member agreed. Another member stated some homes were grandfathered in and did not require an architectural document. Another member said the subdivision's original homes did include structural architectural plans. President Thomas said that the original language that architectural drawings were required was amended. Another member replied that the covenant had not been changed by the required special

election and the original covenant is valid. Another member reminded us that members should remain respectful in all discussions. Ultimately nothing was resolved and further legal explanation was deemed necessary.

### 3. Proposed budget - Treasurer will present proposed increase HOA fees to \$950 year

Steve had previously discussed the budget and the necessity of increasing fees to \$950 to cover road and dock repair. The proposed budget includes \$75,000 for road maintenance which consists of cracks/road sealing. The proposed budget also includes \$7,500 for dock repairs. At this time Steve made a motion to accept and vote on the budget, John Thomas seconded. Homeowners, along with proxies, unanimously approved the budget with no dissents.

### 4. Community Gatherings –

Sign up was placed on tables for interested individuals for activities.

- Ladies coffee/Mens coffee  
*Ladies coffee-* **NO LEAD** – interested –Joyce Scahill, Robin , June Ferguson, Kellie Gonzales  
*Mens coffee-* no interest
  
- Christmas Party  
**NO LEAD-** Interested- Kellie Gonzales, Berndts
  
- End of summer bash-  
**NO LEAD-** interested individuals
- Robin, John DeMarco, Kelly, Sheila, Berndts, and John Thomas.
  
- Neighborhood Work day  
**NO LEAD** Interested individuals  
Glenn Woodruff, Kellie Gonzalez. Berndts, John Thomas

Adjournment

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Immediately following the open Board meeting – the new board will hold a closed executive session to elect officers for the upcoming year.

This did not happen. Board had a work session on July 12, 2022 at Al's house to formally elect officers.