

# DRAFT

## Eaton Pagosa Estates

### *Annual Property Owner's Meeting Agenda*

Date: **Monday, June 30, 2025**, Time: **6:00 pm – 8:00 pm**  
PLPOA Clubhouse at 230 Port Avenue

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**BOARD MEMBERS PRESENT:** Bobby Phillips, Desi Dundics, John Thomas, Gary Pederson

**BOARD MEMBERS ABSENT:** John Hargreaves

**ADDITIONAL OFFICERS PRESENT:** Steve Dayton (Treasurer), Julie Pederson (Secretary)

**ADDITIONAL MEMBERS PRESENT:** Kim McMahon, Mac and Maria MacNamee, Janna Lilly, Dave Bates, Curtis and Candace Door, Robin Struck, Ray Gill, John DeMarco, Jude and Janet McNally, Robert Blaise, Al Gonzales.

**MEMBERS ATTENDING REMOTELY:** Kellie Gonzales, Mike McMahon

- **We do have a quorum – 5 proxies and 13 properties represented in person.**

**CALL TO ORDER:** The meeting was called to order at 6:20pm President Bobby Phillips and was officiated by Phillips. Meeting minutes were taken by Secretary Julie Pederson.

1. **INTRODUCTION and WELCOME NEW MEMBERS:** Kim McMahon, who is already busy helping out by setting up the online meeting, is present and appreciated.
2. **APPROVAL OF June 27, 2024 MINUTES :** A motion was made by Steve Dayton to waive the reading of the minutes and to approve them. The motion was seconded and passed. Minutes are approved.
3. **ARCHITECTURAL REVIEW COMMITTEE REPORT:** Janna Lilly

Steve Dayton and Curt Door are also members. Steve updated on Penning's house – met with them and builder and made suggestions. Broke ground a couple of weeks ago. Builder meeting scheduled for July 17. Richard & Kathy Gonzales project was approved for room addition to back of house and maybe some exterior finish work. Expect to be done by end of September.

Janna presented two potential changes to the ARC covenants and guidelines. Secretary will send out a document with specific language to send to membership and get input and suggestions/feedback.

Covenants: One of our neighbors wanted to build a gazebo and outdoor fireplace – ARC thought it would be a nice addition but the covenants don't allow it, so they had to deny it. A big part of this plan had to be scrapped. This is the impetus for potential changes – allowing the ARC to approve separate structures such as gazebos, pergolas, outdoor fireplaces, etc. ARC really wants feedback once the email comes out with the suggested changes to the covenants.

Changes to ARC guidelines: 2020 committee was appointed to look at guidelines to potentially make changes. Steve Dayton was on that committee and has some of that work which has guidelines to help the ARC know how they are supposed to do their job, more specifically. Trying to come up with an ARC manual which will be distributed (process guide). New ARC guidelines. All current ARC construction guidelines are included but some additions are included. Refundable deposit has been \$2100 for about 20 years. Proposing that goes up to \$5000. Suggesting the addition of some fees/penalties if the guidelines are not followed. Please be specific with your feedback regarding these guidelines. Dundics asked if these fees are in line with fees charged by the PLPOA. Might need wording which includes "variances".

Jana brought up an ongoing problem for those living on the lake who are having walkers from the community who are walking on their properties and have beat a path. A sign was approved of and paid for by the HOA board and has been put up to let people know that they are entering Private Property.

#### **4. TREASURER'S REPORT and ACTION – Steve Dayton**

We have a strong financial position with \$220,000 in the road fund and \$24,000 in operating account. Roads are in good shape, and we have a pretty good idea on what we need to do to keep up with maintenance and have a good reserve fund. We have two years of expenses in our operating account. Steve has asked that we keep the dues the same and then put 100% of that into the road fund. One thing that helped a lot this year was NO need for snow removal.

Proposed budget was sent out to everyone. The only variable in the budget will be insurance. We'll vote on the budget after hearing about the insurance issues.

Mr. Bates commented on what a great job was done with the road last year.

Interest Income was \$12,000 while only \$9000 was budgeted. We're in good financial shape.

#### **5. INSURANCE REPORT – Gary Pederson**

Gary passed out insurance information to teach us some things about insurance to help us make some decisions that need to be made soon. We've been non-renewed by American Family because they just quit doing HOA insurance. They got out of the market. HOA Insurance Market is not good – too many big losses out there which have affected the market.

Gary went over the changes made over this past year to our insurance program which improved our situation for very little money. This included D&O coverage with prior acts covered. It also increased our property and liability coverages and added an umbrella policy.

WE now need a new carrier. Because D&O is on a claims made basis, we need to do what we can to have prior acts covered to protect those who have served on our Boards and Committees. Steve asked when final quotes will be available. Gary has been working on this and is having trouble finding someone who will cover an HOA as small as ours and will cover us because of having a dock. Gary believes that insurance costs will be **at least** twice as much as last year.

Desi made a motion to approve the budget as it stands with the understanding that we have plenty of funds to handle increased insurance expenses. The motion was seconded and the membership voted to approve the budget and the \$950 annual dues for next year.

#### **6. LANDSCAPE COMMITTEE REPORT**

##### **a. Dock/Pathway Report – Bobby Phillips**

Lots of work done by Elmer Balvanz to get the new dock in and the landscaping. Gravel was laid, mulch, needs some weed killing. Steve informed the membership that the additions to the dock including the tables and lights were provided by Bobby at his own cost.

##### **b. Weed Control Report -John Thomas**

Usually have weeds sprayed with roundup along the roadside. The county wants us to specifically target noxious weeds- primarily leafy spurge –on our open spaces. There is quite a bit of spurge at the entrance, along the road and in drainage ditch.

Walked the neighborhood to see what weeds are there and how bad the leafy spurge is. County will do this but to get all of it would be \$800-1000. The county will sell us the herbicide at cost. Member suggested that maybe the PLPOA would help. These are Eaton greenspaces in question, so John doesn't think that the PLPOA will but he will follow up and call them.

##### **c. Road Report – Al Gonzales**

Strohecker came to look at the roads this week and said the roads look good. There are a few cracks, but he thinks that can wait till next summer. That will cost about \$13,000-15,000. Crack filling should be done every 2-3 years. Sealer looks good for another five years. If you see any significant cracks, let Al know and he'll contact Strohecker to come out and do the repair based on his contract last year. Strohecker believes we

shouldn't have to do a major road re-do for 15 years. Steve asked that we find out what that full overlay would cost so we can be prepared for that as we plan. It was suggested that homeowners try to get any rocks and gravel cleaned up off the road from deliveries you might have to better protect the road surface.

**7. OPEN – EXPRESSING HOMEOWNER CONCERNS**

No new business items were introduced.

**8. APPROVAL OF 2024 MEMBERSHIP MEETING**

Bobby Phillips, President, approved the minutes from the 2024 Membership Meeting.

**9. ELECTION OF NEW BOARD MEMBERS**

We need three new board members, and these will be two-year terms. John Hargreaves has another year left but has his lot for sale. If he sells the lot, he can't serve on the board.

Mike McMahon was nominated and accepted the nomination for board member. Steve Dayton will serve on the board but needs someone to take his ARC position. Mike volunteered to also serve on ARC. Rob Blaise will also be willing to serve on the board.

Motion was made and seconded to accept the three nominees for the Board: Mike McMahon, Steve Dayton, and Robert Blaise. Vote was unanimously for the new Board members.

Steve Dayton will continue as Treasurer and Kim McMahon will assume duties of secretary.

**10. ADJOURNMENT**

Meeting was adjourned at 7:35 pm. Members were invited to stay for the Board meeting directly following this meeting to appoint board positions.