

DRAFT

Eaton Pagosa Estates Annual Property Owner's Meeting Agenda

Date: Monday, June 11, 2026

Time: 4:00pm

Location: PLPOA Clubhouse at 230 Port Avenue

Board members present: Bobby Phillips, Mike McMahon, Robert Blaise

Board members absent: John Hargreaves, Steve Dayton (Treasurer)

Additional officers present: Kim McMahon (Secretary)

Members present:

Each member gets one vote. If a number is in parenthesis after their name, it indicates the number of votes for that owner.

Gary Pederson

Janna Lily

John Thomas

Curtis and Candace Door

Jude and Janet McNally

Kellie Gonzales (3)

Desi Dundics

Lucinda Hundly

Lisa Longacre

Michelle Berndt

Dave Bates (2)

Amber Gill

2 proxies and 17 properties represented in person for a total of 19 voting members represented. We have a quorum.

Call to order: The meeting was called to order at 4:00pm President Bobby Phillips and was officiated by Phillips. Meeting minutes were taken by Secretary Kim McMahon

Agenda:

1. Steve Dayton is not in attendance at the meeting. Steve has sold his house and will be resigning from the Board. We have a Treasurer opening. Bobby called for volunteer for the Treasurer position.

2. Reviewed last year's minutes. Amber Gill motioned to approve the minutes. Bobby Philips seconded. Motion passed.
3. Insurance report: Gary Pederson
 - a. Last year our insurance cost was \$4,130. This year \$4,509.
 - b. We have a broker working on our insurance.
 - c. This year's insurance cost is flat for general liability, 2% increase on the crime D&L, 25% increase on the umbrella for a total increase of 9.2%. In this market, this is a good quote for our insurance.
 - d. Bobby Philips motioned approval of this year's insurance quote. Mike McMahon seconded. Motion passed.
4. ARC Committee: Janna Lilly
 - a. Janna thanked the team for their volunteer efforts.
 - b. In the last year - 4 projects
 - i. Addition and changing of the exterior house: Complete
 - ii. New construction. Targeting September or October completion.
 - iii. Solar panel project. Nearly complete. ARC asked them to add some plants around the ground solar. Planting is delayed due to the drought.
 - iv. Addition of garage and living space. The goal is to complete it by year end.
 - c. On the website are new documents that provide greater transparency in the building and doing improvements.
 - i. [ARC Process Guidelines](#) with timeframes and timelines
 - ii. [New Construction Guidelines](#)
 - iii. [Property Improvement Guidelines](#)
 - b. Last year, it was brought to our attention of a new law on accessory dwelling units in the State of Colorado. Accessory dwelling units are a separate living structure on your property. We researched. That law was designed for density-rich areas that need space for housing people. Archuleta County did not adopt this and the rule does not apply to us in our HOA. These units are not allowed in our Eaton Pagosa Estates
 - c. The ARC box of historical documents. About 3 years ago the box was lost. Janna has a new box. A lovely black crate to hold documents.
 - d. Lucinda volunteered to be on ARC.
5. Fire Mitigation: The Colorado Wildfire Resiliency Code (CWRC) was adopted July 1, 2025 mandates that all Colorado jurisdictions with Wildland-Urban Interface areas adopt new construction standards. It applies to new construction, major additions, and significant exterior remodels as well as re-roofing projects. The rules apply going forward as of July 1, 2026. [See the website for the scanned information on the CWRC code.](#)
6. Water leak in the irrigation system at the entrance to the neighborhood. Due to the irrigation system not getting blown out before winter, the pipes froze. It has been fixed. Thank you to the neighbors that saw the leak and reported it to Bobby to arrange to have it fixed. Bobby also requested he do a review of the system to ensure it's in working order. We do not have the repair cost yet.

7. Recognize and thank you to Mike and Michelle for adding some plants around the entrance.
8. Treasurers Report: From email from Steve.
 - a. The April financial statements are received and will be uploaded to the website.
 - b. Steve sent a proposed budget for next year. He is not aware of any significant expenses between now and the end of June. This will be posted to the website.
 - c. All said, a great year with low expenses. (no snowplowing costs), and good interest earnings.
 - d. Due to this, the retained earnings for the operations side of our business is very healthy with a little over 1 full year of expenses.
 - e. Steve's proposal is to allocate only \$100/lot to the operations budget and the remaining \$850 to the road fund.
 - f. The road fund projection is updated and could always use better future expense projections, but these are hard to obtain. Someone needs to adopt this task and work with Al Gonzales and get better numbers.
 - g. We also have \$3.7K of accrued expenses leftover due to the dock being much cheaper than expected. There are options as to how this could be handled, but right now, I opted to just carry it over for another year. This does not affect the cash amounts, only the Income Statement.
 - h. Desi Dundics made a motion to keep the dues the same as last year. Bobby Phillips seconded. Motion passed.
9. Road update: In great shape and probably the best roads in the County. Nothing needed to be done.

New Business

1. Someone in our neighborhood trapped a black and white cat in a live trap. Kim, Mike, and Amber got it into her garage. If it's your cat or you know of a missing cat, contact Amber.
2. Noxious weeds: The HOA owns a backpack sprayer. John Thomas has sprayed 4 times for Leafy Spurge, with most of it in the drainage ditch. John is checking in the green spaces that Eaton owns. Everyone should be checking their own property and spraying for it.
 - a. If you want to use the sprayer, contact John Thomas. He also has what is needed for Leafy Spurge.
 - b. If you have other weeds that need sprayed, you can use the HOA sprayer - you just need to get the weed killer.
 - c. Mitigation of Leafy Spurge is not optional. If you don't take care of it, the county will and bill the HOA or the homeowner.

Three Board member positions open: Bobby, Steve, John + we need a Treasurer

- Bobby asked for volunteers for the Board.

- We have to have 5 Directors
 - John Thomas volunteered
 - Desi Dundics volunteered
 - Curtis Door volunteered
- Call for Treasurer, Steve will work with that person so they understand everything they need to do.
 - If we don't get a volunteer, we can hire an accountant. Cost is approximately \$4-\$5k to do the treasurer work.
 - Desi asked if a bookkeeper could do it and the answer is yes.
 - John Thomas volunteered to be Treasurer.
- Huge thank you to Bobby for his years of volunteering to the Board and serving as president.
- Kim McMahon made a motion for John, Desi, and Curtis as Directors and John Thomas as Treasurer. Gary Pederson seconded. Motion passed.

Motion to adjourn meeting at 5:00 by Bobby Phillips. Janna Lilly seconded. Motion passed.

Meeting of the Board to elect officers:

Robert Blaise: President

Mike McMahon: Vice President

John Thomas: Treasurer

Curtis Door

Desi Dundics

Kim McMahon will continue as secretary