

MOUNTAIN LAKE VILLAS OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 7, 2021

Minutes of the Owner's Meeting of the Mountain Lake Villas Home Owner Association, Pagosa Springs, CO, held via zoom at 1:30 pm on the 7th day of January, 2021.

I. CALL TO ORDER

Board Member Ryan Searle called the meeting to order at 1:30 pm MST

II. ROLL CALL OF OFFICERS

Board Members: Ryan Searle, Rory Burnett

Owners present: Erik Pedersen, Claudine Torre, David & Lisa Botterill

III. APPROVAL OF THE MINUTES OF THE ORGANIZATIONAL MEETING DATED 3/16/20.

Ryan moved to approve minutes 3/16/20. Seconded by Rory.

IV. 2021 Dues Packet Presentation

- Ryan presented the 2021 Dues packet.

V. Financial Report:

- Ryan presented the YTD P&L and Balance Sheet for the association

VI. Development Update:

- Rory gave a development update:
 - The developer is currently working on units 24 – 26 & plans to build 6 additional eco units this year.
 - The gate is being installed currently. Should be done by the end of January. If you have a garage door opener you can program this to open the gate.
- Mailboxes:
 - The Post Office sent us notice about wanting to install a cluster box for our use. Not sure when this will happen but the board will keep you posted.

VII. New Business:

- Short Term Rentals:
 - The board will draft a short-term rental rules/courtesy document to distribute to all the STRs that must be posted in the units.
 - Trash Cans:
 - Need to make sure no trash is left outside the trashcan as the birds are getting into it.
- Access behind units:
 - There has been some cross-country skiers skiing behind units. These people are not a part of the HOA and do not have access to our development. Please let these people know they are on private property. Those that live in the HOA (and their guests) can access behind units but we want to remind everyone that people are living in these homes and to be courteous.
- Owners List:
 - Ryan will send out an email to the owners asking for permission to disclose their name and contact info to the other owners. This list will be posted for the HOA owners to access.

Ryan made a motion to adjourn the meeting at 2:05pm. Seconded by Rory.