

MOUNTAIN LAKE VILLAS OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 17, 2021

Minutes of the Owner's Meeting of the Mountain Lake Villas Home Owner Association, Pagosa Springs, CO, held via zoom at 3:00 pm on the 17th day of December, 2021.

I. CALL TO ORDER

Board Member Ryan Searle called the meeting to order at 3:00 pm MST

II. ROLL CALL OF OFFICERS

Board Members: Ryan Searle, Rory Burnett, Jack Searle

Owners present: Kevin Brownlee, Claudine Torre, David & Lisa Botterill

III. APPROVAL OF THE MINUTES OF THE ORGANIZATIONAL MEETING DATED 1/7/21.

Ryan moved to approve minutes 1/7/21. Seconded by Rory.

IV. 2022 Dues Packet Presentation

- Ryan presented the 2022 Dues packet.
 - Reserve Study:
 - The HOA will investigate possibly sealing cracks in between full roadway sealing.

V. Financial Report:

- Ryan presented the YTD P&L and Balance Sheet for the association
- Landscaping:
 - Discussion around landscaping determined that the HOA would get multiple quotes for 2022 landscaping including High Altitude and T&T Enterprises
 - Get a quote on weeding, etc.

VI. Rules & Regs Approval:

- Ryan presented the updated Rules and Regulations.
- Ryan moved to approve the rules and regulations. Seconded by Rory.

VII. Development Update:

- Rory gave a development update:
 - Last 7 eco-units (Units 14A, B, C, 15A, B & 16A, B) are being poured shortly. Framing should start in the next 4 weeks.
 - Building 4 (Units 8, 9 & 10) should be dug in the next 4 weeks.
 - Building 7 (Units 30 & 31) will be the next unit started after Building 4.

VII. New Business:

- Painting driveways and parking:
 - The HOA will paint Unit 4 & 5 shared driveway with yellow lines and the area in front of the mailboxes in the spring.
- Sewer cleanout cap in Unit 6:
 - The HOA will get a new sewer cap for Unit 6.
- Unit 4 Sewer Issue:
 - The sewer line is broken and will be repaired in the spring. This will be a special assessment to unit 4 or possibly an insurance claim. The HOA is moving forward with looking into an insurance claim.

Ryan made a motion to adjourn the meeting at 3:45pm. Seconded by Rory.