

**MOUNTAIN LAKE VILLAS OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**December 22, 2022**

Minutes of the Owner's Meeting of the Mountain Lake Villas Homeowner Association, Pagosa Springs, CO, held in person at 301 N. Pagosa Blvd, Suite B-17, Pagosa Springs, CO and via zoom at 2:00 pm on the 22<sup>nd</sup> day of December 2022.

**I. CALL TO ORDER**

Board Member Ryan Searle called the meeting to order at 2:01 pm MST

**II. ROLL CALL OF OFFICERS**

Board Members: Ryan Searle, Secretary/Treasurer, Rory Burnett, Vice President, Jack Searle President (via Zoom)

Owners present: Claudine Torre #7, David Botterill #5, Paul & Cynthia Wolters #11B, Brian and Connie Donnachie #25 (Zoom). Ryan Searle announced this meeting's notice was sent via email on December 9<sup>th</sup>, 2022, with subsequent follow up reminders. Owners were introduced.

**III. APPROVAL OF THE MINUTES OF THE ORGANIZATIONAL MEETING DATED 12/17/21.**

Ryan Searle moved to approve minutes of 12/17/21. Seconded by Rory Burnett. Motion carried.

**IV. 2023 Dues Packet Presentation**

Ryan presented the 2023 Dues packet. There were no questions. Ryan Searle moved to approve the 2023 Dues Packet as presented. Seconded by Rory Burnett. Motion carried.

**V. Financial Report:**

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

**VI. Development Update:**

Rory Burnett gave a development update:

- CO was approved for 14A moving in tomorrow! 11A will be up for sale soon. The other 6 eco-units will be finished between January and February with the final one projected to be completed sometime in February. Once that last eco-unit is finished the construction mess will get cleaned up. In the Spring when all that happens, the potholes at the west end gate will be repatched. This Fall clean up began on eliminating overbrush, this will be an ongoing effort.

**VII. New Business:**

- David Botterill asked about the pads for 8,9 and 10. Rory Burnett responded that the pads will be cleared up in the Spring and stated that BWD doesn't have any definite timeframes on when those units will be built.
- David Botterill brought up the issue of adding a homeowner to the board, which is due to happen when the homeowners hold 75% of the property. Jeff Sherrill #4 had asked him about being on the board. Ryan Searle stated that he would like to see that happen and possibly even before the HOA transitions. He also mentioned it could possibly include two homeowners. When 16B finishes out it will be at 70% owned by homeowners. Ryan Searle proposed that Jeff Sherrill and possibly David Botterill would like to be considered for board positions. Ryan will send out a notice to all the homeowners asking if anyone else wants to put their name in the hat for board consideration.
- David Botterill brought up the issue of privacy and trespassers. Discussion was had regarding how to mitigate traffic including signage, keypad locks, additions to STR rule books and amendments to common area rules and regs.

- Brian Donnachie requested names and numbers of homeowners to be shared. Ryan Searle can do this with permission from the homeowner.
- Jack Searle brought up a discussion about litter/clutter and general disarray at Pagosa Lodge. Discussion included contacting the Town of Pagosa City Planners and the Town Manager. Their contact info was provided to the group.
- David Botterill brought up the issue of snow removal. He noted that all homeowners pay the same fee for snow removal, but only north-facing units are cleared prior to 4” of snow fall. He suggested that this be changed so that everyone has the same standards. David asked that consistent notice be given as to whether or not the crews will be doing snow removal.
- Discussion was had regarding landscaping differently behind eco units. David Botterill brought up the lawn issues behind the townhomes. It was decided to proceed as normal for 2023 and reconsider in 2024.
- Cynthia Wolters discussed the light pollution from Pagosa Lodge. Rory Burnett suggested she call the Town of Pagosa to enforce the Dark Sky ordinance.
- There was a discussion about the cluster mailbox, and it was determined to relabel the boxes to match the unit numbers.

Ryan Searle made a motion to adjourn the meeting at 3:07 pm. Motion seconded by Rory Burnett. Motion carried.