

**MLV TOWNHOMES OWNER ASSOCIATION
OWNER'S 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 3:10 pm on the 22nd day of December 2022.

I. CALL TO ORDERS

Board Member Ryan Searle called the meeting to order at 3:10 pm MST

II. ROLL CALL OF OFFICERS

Board Members present: 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)

III. APPROVAL OF THE MINUTES OF THE REGULAR 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. Ryan Searle moved to approve 2023 Dues Packet. Rory Burnett seconded. Motion carried.

V. Financial Report

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

VI. New Business

Discussion was had regarding the landscaping budget. It was determined that a special assessment could be added, or a draw made from the reserve. Unit's 1-4 and 5-7 need the lawn redone. However, David Botterill would like to try to salvage what's there and rebuild it instead of sodding. It's assumed that the rain washed away any seeding that was done. It was suggested that aeration be done first before reseeding. The board will contact High Altitude landscapers in March about how to treat this area.

Garage doors have bubbled. Ryan will have Laurie with BWD Construction reach out to Barefoot Garage Doors to find out about warranty.

Ryan made a motion to adjourn the meeting at 3:22 pm. Seconded by Rory. Motion Carried.