

**MOUNTAIN LAKE VILLAS OWNERS ASSOCIATION
OWNER'S MEETING
December 22, 2023**

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-18, Pagosa Springs, CO and via zoom at 2:00 pm on the 22nd day of December 2023.

I. CALL TO ORDER

Board Member Ryan Searle called the meeting to order at 2:00 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 & Kevin #7, Chris & Greg Polman (11A), David Botterill #5, Brian and Connie Donnachie #25 (Zoom), Paul Herman #26 (In person)

Proxys: Matthew Langer #15A (Board President Proxy); Janice Graham #3 (Claudine Torre Proxy)

Ryan Searle announced this meeting's notice was sent via email on December 13th, 2023, with subsequent follow up reminders. Owners were introduced.

III. APPROVAL OF THE MINUTES OF THE ORGANIZATIONAL MEETING DATED 12/22/22.

Ryan Searle moved to approve minutes of 12/22/22. Seconded by Rory Burnett. Motion carried.

IV. 2024 Dues Packet Presentation

Ryan presented the 2024 Dues packet. There were no questions. Ryan Searle moved to approve the 2024 Dues Packet as presented. Seconded by Claudine. Motion carried.

V. New Board Member:

- Ryan presented David Botterill as a candidate to be on the board. Ryan motioned to approve David Botterill as a new board member. Rory Second. Motion carried.

VI. Development Update:

- Rory gave a development update. We have plans for 30 & 31 and 7, 8 & 9. BWD plans to tentatively build these units in 2024 but would like to have some presold in order to move forward.

VII. New Business:

- Gates have not been working since they were open after Thanksgiving. The gate company is scheduled to look at the gates after Christmas.
- Pool house roof: Need to make sure this is constructed correctly to not empty onto the gate.
- Road Sealing: Brian mentioned it would make sense to wait on road sealing until after construction.

Ryan Searle made a motion to adjourn the meeting at 2:31 pm. Motion seconded by Rory Burnett. Motion carried.