

**MOUNTAIN LAKE VILLAS OWNERS ASSOCIATION  
OWNER'S MEETING  
January 6, 2025**

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 3:00 pm on the 6<sup>th</sup> day of January 2025

**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, Secretary/Treasurer, Rory Burnett, Vice President, Jack Searle President (via Google Meet), David Botterill, Director & Unit #5 (via Google Meet)

Owners present: Claudine Torre & Kevin #7, Chris & Greg Polman (11A), Connie Donnachie #25 (Google Meet), Erik Pedersen #6 (Google Meet)

Ryan Searle announced this meeting's notice was sent via email on December 22nd, 2024, with subsequent follow up reminders. Owners were introduced.

**III. APPROVAL OF THE MINUTES OF THE ORGANIZATIONAL MEETING DATED 12/22/23.**

Ryan Searle moved to approve minutes of 12/22/23. Seconded by Rory Burnett. Motion carried.

**IV. 2025 Dues Packet Presentation**

Ryan presented the 2025 Dues packet. There were no questions. Ryan Searle moved to approve the 2025 Dues Packet as presented. Seconded by Claudine. Motion carried.

**V. New Business:**

- Gate reflectors & signage:
  - We need to install a reflective sign for where to stop on the west gate when leaving.
    - BWD will take this on
  - On the east/west gate we need reflectors:
    - Greg Polman is going to take this on.
  - We need to install private HOA signs on the keypads of the gates.
    - BWD will take this on.
- Pot holes on east side
  - In conjunction with trying to move the dumpster we will work to repair this. The dumpster needs to be moved first as the trash truck to unload that is causing more damage to the road.
- Hotel dumpster
  - Jack recommended putting together a petition and supply to the town to see if we can get him to move the dumpster.
  - Safety issue
  - Creating damage to road.
  - David Botterill will draft up a petition for review and signature.
- Pool House Roof: Did snow cleats get installed?
  - We need to install snow cleats ASAP.
    - BWD will take this on.

**VI. Development Update:**

- The Developer is looking at replating in order to build detached townhomes along the lake. This would allow for 7 units along the lake instead of 10 and 3 on the west side.

Ryan Searle made a motion to adjourn the meeting at 3:30 pm. Motion seconded by Rory Burnett. Motion carried.