

THE DEPARTMENTS OF PAGOSA LAKES PROPERTY OWNERS ASSOCIATION

The annual assessment to the Pagosa Lake Property Owners Association is used to fund the four departments within the Association, and the reserves. Following is a departmental breakdown of functions.

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Department of Administration - The Department of Administration is responsible for planning, organizing and managing all aspects of the Pagosa Lakes Property Owners Association operation. This includes preparation of the annual budget, overseeing the financial matters of the Association, overseeing the training, hiring, firing and disciplining of employees and ensuring that all operations conform to the applicable laws and regulations. The Administration office also handles the management of the legal affairs of the Association, performs accounting, billing and collection services including maintenance of property owner records, membership communications, production and mailing of the official Association quarterly publication, the Pagosa Lakes News, plus implementation of the policies and decisions of the Association.

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Department of Covenant Compliance - The Department of Covenant Compliance has a dual role - that of working directly with the Environmental Control Committee in issuing permits for new building, alterations and improvements and secondly, through the efforts of the Covenant Compliance Inspectors, to enforce the covenants of the Association.

The Environmental Control Committee (ECC) is created by the master Declaration of Restrictions and is composed of Association Member volunteers appointed by the Board of Directors. The principal function of the ECC is to review and approve or disapprove plans, specifications and related details for the exterior appearance of any proposed structures, additions or improvements to be constructed, erected or maintained on any lot.

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Department of Property and Environment - The Department of Property and Environment provides landscaping, maintenance and repair for all Association buildings, fence repair along National Forest boundaries within the Pagosa Lakes subdivisions, subdivision signs, insect and noxious weed control and lake and fisheries management.

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Department of Recreational Amenities - The Department of Recreational Amenities manages and operates the Pagosa Lakes Recreation Center. This fine amenity is a quality recreational facility that facilitates interesting, challenging and healthy programs. It contains an indoor pool, 2 racquetball courts, weight and cardio-vascular equipment and an aerobics room. First opened in 1987, the Recreation Center has seen increased usage from property owners each year. In 1988, the annual total sign-ins by Recreation Center users was 39,650. The final 2004 count of sign-ins was 109,174.