

Administration

The Association has over 6,500 properties with a budget in excess of \$1,600,000. We are approximately 50% built out and currently have a population of more than 6,300 people living on 21 square miles of land. Pagosa Lakes' population is larger than 217 of the 277 Colorado municipalities, a little larger than Aspen, and we exceed 27 of Colorado's 64 counties in population size.

To manage the business operations, the Association has a paid professional staff headed by the General Manager who reports directly to the Board of Directors. There are 15 full-time staff members and, depending on the season, the staff will expand with six additional part-time employees. Additionally, there is a system of Standing and Ad Hoc Committees made up exclusively of unpaid volunteers. More than 50 property owner members are engaged in this work with many are serving on more than one committee.

The following Departments report to the General Manager:

- The Department of Covenant Compliance which annually processes over 100 new home applications and almost 700 permits for items other than new construction and monitors the 6,500 properties for compliance issues;
- The Department of Property and Environment which maintains over 350 surface acres in our four lakes and annually stocks approximately four and one-half tons of fish as well as performing all maintenance functions on Association dams, grounds and buildings;
- The Recreation Center which has more than 109,000 sign-ins annually at the facility;
- The Accounting Department which is responsible for all annual assessment billings, 1,100 annual payables, collections and for preparation of monthly income and expense statements, balance sheets and budget comparisons.

The Administration office which, in addition to overseeing the day-to-day business operations, also prepares documentation and agendas for the monthly meetings of the Board of Directors, the owner's Annual Meeting, maintenance of the Association web site, quarterly Newsletters and the New Homeowner Handbook.