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## **IMPORTANT NOTICE**

For those of you who have been reading our recent Newsletters, announcements have been made regarding the newly passed Colorado Senate Bill 05-100. Many parts of the Bill deal with documentation and disclosure items as well as legislative changes to particular Rules and Policies for all Associations in Colorado.

In order to achieve the requirements of the Bill, changes have been made to our Association's Rules and Regulations, Building procedures and various policies. At the December Board of Directors meeting, 13 Resolutions were adopted by the Board of Directors relating to Rules, procedures, and policies of the Association to clarify items as presented in the Bill. Portions of the Rules and Regulations were changed in order to match the Rules with the requirements of the Bill. Additionally, the Association's Building Package, now renamed the Building Permit Process has been rewritten or amended in order to clarify many of the processes required to construct projects here in Pagosa Lakes.

Some items of the Senate Bill became effective when the Bill was signed into law by Colorado Governor Bill Owens on June 6, 2005, while other items of the Bill became effective on January 1, 2006.

All of the above noted documents, along with records of Board and Owner meeting minutes, notice of insurance policies, all legal governing documents, newly adopted Resolutions and other procedures and items as noted in the Senate Bill have been placed on the Association web site at [WWW.PLPOA.COM](http://WWW.PLPOA.COM). On the menus offered on the front page of the Association web site there are two new headings. One is entitled "Public Disclosures" and the other is "Seller's Disclosures". Within those areas, as well as throughout the web site, is all of the information required through the passage of the Senate Bill. Those of you selling properties will now have to comply with the Sellers Disclosure of the Bill and will have to furnish copies of many documents to prospective Buyers. All of those documents are now presented on the web site in the "Seller's Disclosures" portion.

It has taken your Board and staff a lot of time and effort to complete such a major updating of the required documentation and web site in order to present this information to you. Please review the Association documents. Whether it is the Rules or Building procedures or Resolutions, the changes affected by Senate Bill 100 affect all of us living or owning properties within Pagosa Lakes. It is a lot of documentation, but as it affects our ownership and living here in Pagosa Lakes, it is presented in an easy to find format on our web site. Remember, all of the posted documentation is in effect as of January 1, 2006.

**To review the Association's documents, go to our web site at [WWW.PLPOA.COM](http://WWW.PLPOA.COM)**