



**Board of Directors Regular Meeting
August 8, 2024 6pm
Pagosa Lakes Administration Building
AGENDA**

- 1. 6:00 pm Call to Order**
- 2. Verification of Quorum by Board Secretary**
 - a. Approval of Agenda
- 3. Approval of the minutes**

July 11, 2024 Regular Meeting of the Board
- 4. Disclosures of Conflicts**
- 5. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 6. Staff Reports:**
 - a. General Manager's Report
 - b. [Treasurers Report](#)
 - c. [Department of Property & Environment Report](#)
 - d. [Department of Recreation Amenities Report](#)
 - e. [Department of Community Standards Report](#)
 - f. [Lifestyle Report](#)
- 7. There are 2 land use and 5 lot Consolidation permit applications for review**
- 8. Committee Reports:**
 - a. [ECC Liaison Report July 2024](#)
- 9. Unfinished Business**
 - a. Capital Improvement Schedule & Funding -- [CURRENT](#) -- [DRAFT](#)
 - b. [MOU – Archuleta County – Multi-purpose field](#)
 - c. [Resolution 2024-05 – Update Rules & Regulations to comply with SB-24-134](#)
 - d. [Archery Range Location`](#)
- 10. New Business**
 - a. [Resolution 2024-06 – Confirming Depository Relationships](#)
 - b. Contract award - Rec Parking lot
- 11. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 12. Adjournment**



**Board of Directors Regular Meeting
July 11, 2024 6pm
Pagosa Lakes Administration Building
AGENDA**

<p>Board Attendees: Lars Schneider-Vice President Monty Whitman-Secretary Ericka Bailey-Treasurer Directors: Sasha King & Pat Moore Voting by Proxy: Wade Lundy</p>	<p>Staff: Allen Roth-GM, Katie Benoit-CT, Larry Lynch-DPE, Keth Cramer-DCS, Ryan Grahm-RA & Jen Pitcher-lifestyle Jenifer Pitcher- Recording Secretary</p>
--	--

Owners/Visitors: Linn Moore, Richard Larsen, Carol Larsen, Richard Berry, David Pehle, Shane Prince, and Toby Tollefsen

1. **Call to Order** at 6:00 PM by Schneider.
2. **Verification of Quorum** by Board Secretary Whitman.
3. **Board Resignation:** *Motion to accept the board resignation of Dan Mayer effective at 5 PM, June 14, 2024, by Bailey, seconded by Moore. Passed unanimously.*
4. **Approval of Agenda:** *Motion to approve the agenda by King, seconded by Bailey. Passed unanimously.*
5. **Approval of Minutes:** *Motion to approve the minutes of the June 13, 2024 Regular Meeting of the Board by Bailey, seconded by Moore. Passed unanimously. (Lundy approved via proxy)*
6. **Disclosures of Conflicts:** None.
7. **Owner/Member Comments:**
 - **David Pehle of 5 Port Ave:** Inquiry about allowing chickens in PLPOA.
 - **Carl Larsen of 1484 Hills Cir:** Questions about the gym's duration on the finance schedule, the number of Wyndham units, the line item for Wyndham assessments, and PLPOA's current projection timeline.
 - **Shane Prince of 122 Mosswood Dr:** As Wyndham General Manager, expressed issues with the percentage Wyndham pays versus its usage. Noted 13,400 Wyndham vs. 38,910 PLPOA members, with Wyndham contributing 43% of current membership income.
 - **Toby Tollefsen of 706 Buttress:** Question regarding kids' access to the gymnasium for PLPOA members vs. non-owners.
8. **Staff Reports:**
 - a. **General Manager's Report:** Submitted by GM Roth, who updated on the MOU with the County regarding the sports field, which arrived just hours before the meeting.
 - b. **Treasurer's Report:** Submitted by Benoit and reported by Bailey.
 - c. **Department of Property & Environment Report:** Submitted by Lynch.
 - d. **Department of Recreation Amenities Report:** Submitted by Graham.
 - e. **Department of Community Standards Report:** Submitted by Cramer.
 - f. **Lifestyle Report:** Submitted by Pitcher, informing the board of a new partnership to offer curbside composting services to PLPOA members.

Motion to approve Staff Reports by Bailey, seconded by Moore. Passed unanimously. (Lundy approved via proxy)



9. **Lot Consolidations:** *Motion to ratify all four Archuleta County approved consolidations by Bailey, seconded by Whitman. Passed unanimously.*

10. **Committee Reports:**

- a. **ECC Liaison Report:** June 2024 Meeting Minutes by Bailey.
- b. **Parks and Trails Report:** By Lynch.
- c. **Finance Committee Report:** Presented by Benoit and Roth, including the appointment of Adam Blocki as Chair.

Motion to accept Committee Reports by King, seconded by Whitman. Passed unanimously. (Lundy approved via proxy)

11. **Unfinished Business:**

- a. **Wyndham - Rec Center:** GM Roth met with interim Wyndham GM Shane Prince, who requested a 2025 projection. The task group (Roth, Benoit, Graham, and the Finance Committee) presented a \$15 dues increase and a 5% rec use fee for 2025.
- b. **Capital Improvement Schedule & Funding:** Updates prioritized for the upcoming budget planning season. Meeting needs to be scheduled to review the capital improvement plan.
- c. **Ballot Items:** Brief review of the approved survey to be on the ballot.
- d. **Resolution 2024-03:** *Motion to accept Resolution 2024-03 to update PPP to comply with HB-24-1091 by Bailey, seconded by Moore. Passed unanimously. (Lundy approved via proxy)*
- e. **Resolution 2024-04:** *Motion to accept Resolution 2024-04 to update the Collection Policy to comply with HB-24-1233 by Whitman, seconded by Bailey. Passed unanimously. (Lundy approved via proxy)*

12. **New Business:**

- a. **Archery Range Location:** Preliminary awareness of entry changes due to gravel vs. paved road. Request made for range layout, dimensions yardage etc.
- b. **Annual Meeting Agenda:** *Motion to approve the Annual Meeting Agenda by King, seconded by Bailey. Passed.*
- c. **Vacant Board Position:** Zane Kraetsch appointed to replace Dan Mayer and serve the remainder of his term through 2026, following a vote during the executive session.

13. **Owner/Member Comments:**

- **Rich Berry:** Asked for clarification on the 15% equity regarding the gymnasium vote.
- **Carol Larsen:** Inquired about the projection length of the current plan, clarified as 10 years vs. the previous 30 years.

14. **Adjournment:** *Motion to adjourn at 7:08 PM by Bailey, seconded by Whitman. Passed unanimously.*

Respectfully submitted by:

Monty Whitman, Board Secretary

Jenifer Pitcher, Recording Secretary

INTEROFFICE MEMORANDUM

TO: ERICKA BAILEY

FROM: KATIE BENOIT

SUBJECT: ACCOUNTING NOTES FOR JULY 2024.

DATE: July 31, 2024

As of July 31, 2024, the Association has received \$1,921,075* or 96.9% of the total billed 2024 regular assessments of \$1,982,825. For the same period in 2023, the collections were approximately \$1,780,000 or 98.2% of the total of \$1,812,900 billed.

*Does not include 136 properties on payment plans.

Certificates of Deposit as of July 31, 2024:

MATURITY	RATE	VALUE	FUND
8/19/2024	5.35%	\$100,000	Reserve
11/20/2024	5.35%	\$125,000	Capital
11/21/2024	5.30%	\$100,000	Reserve
11/21/2024	5.30%	\$125,000	Capital
12/6/2024	5.35%	\$180,000	Operating
2/24/2025	5.30%	\$100,000	Reserve
3/17/2025	5.35%	\$69,000	Operating
3/27/2025	4.75%	\$150,000	Reserve
5/22/2025	5.25%	\$100,000	Reserve

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 7/31/2024

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$233,770.13			\$233,770.13
11540 - First Citizens Bank Operating	\$26,055.68			\$26,055.68
11541 - First Citizens Bank Sweep - Operating	\$1,331,667.59			\$1,331,667.59
12100 - Edward Jones Operating	\$75,073.59			\$75,073.59
12110 - Edward Jones Emergency Fund	\$270,320.73			\$270,320.73
12200 - Edward Jones Capital Improvement		\$501,399.73		\$501,399.73
13820 - Edward Jones Reserves			\$702,329.57	\$702,329.57
13841 - First Citizens Bank Reserves - CDARS			\$152,479.70	\$152,479.70
13850 - Edward Jones Trails Maintenance Reserves			\$219,558.81	\$219,558.81
14000 - Accounts Receivable	\$136,369.36			\$136,369.36
14100 - Accounts Receivable - Other	\$92,873.78			\$92,873.78
14900 - Allowance for Doubtful Accounts	(\$17,580.21)			(\$17,580.21)
15100 - Accts Rec.-Employee Dep Health	\$1,084.45			\$1,084.45
15200 - Accts Rec.-Prepaid Legal	\$15.95			\$15.95
15300 - Accts Rec.-Supplemental Health	(\$292.79)			(\$292.79)
15500 - Interfund-Due To/Due From	(\$389,758.00)	\$389,758.00		-
16000 - Prepaid Expenses	\$52,932.16			\$52,932.16
Total Current Assets	\$1,813,484.02	\$891,157.73	\$1,074,368.08	\$3,779,009.83
Fixed Assets				
18500 - Land: Admin-Shop-Rec Center	\$506,377.38			\$506,377.38
18510 - Building	\$4,043,372.99			\$4,043,372.99
18520 - Equipment	\$911,161.73			\$911,161.73
18530 - Lakes	\$425,755.37			\$425,755.37
18540 - Improvements	\$1,585,187.24			\$1,585,187.24

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 7/31/2024

19900 - Accumulated Depreciation	(\$3,465,893.06)			(\$3,465,893.06)
Total Fixed Assets	\$4,005,961.65			\$4,005,961.65
Total Assets	\$5,819,445.67	\$891,157.73	\$1,074,368.08	\$7,784,971.48
Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$41,727.90		\$14,969.50	\$56,697.40
20100 - Accrued Expenses	\$60,251.06			\$60,251.06
22000 - Prepaid Assessments	\$19,324.00			\$19,324.00
23000 - Contract Liability	\$136,691.00			\$136,691.00
25000 - Other Current Liabilities	(\$158.79)			(\$158.79)
27000 - Employee Dep Health Payable	(\$682.00)			(\$682.00)
Total Current Liabilities	\$257,153.17		\$14,969.50	\$272,122.67
Equity				
30000 - Investment in property and equipment, net	\$4,005,961.65			\$4,005,961.65
32000 - Retained Earnings-Operating	\$483,124.31			\$483,124.31
33000 - Retained Earnings-Reserves			\$1,165,080.66	\$1,165,080.66
34000 - Retained Earnings-Capital Improvement		\$535,477.63		\$535,477.63
36000 - Net Income	\$1,073,206.54	\$355,680.10	(\$105,682.08)	\$1,323,204.56
Total Equity	\$5,562,292.50	\$891,157.73	\$1,059,398.58	\$7,512,848.81
Total Liabilities / Equity	\$5,819,445.67	\$891,157.73	\$1,074,368.08	\$7,784,971.48

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	-	-	-	1,983,014.63	1,951,625.00	31,389.63	1,951,625.00
40010 - Association Dues-Timeshare	-	-	-	320,775.00	320,775.00	-	320,775.00
40020 - Association Dues-STR	(1,300.00)	-	(1,300.00)	270,750.00	260,000.00	10,750.00	260,000.00
40100 - Funds Transfer-General Reserves	-	-	-	(468,845.00)	(460,345.00)	(8,500.00)	(460,345.00)
40110 - Funds Transfer-Trails Maintenance Reserve	-	-	-	(56,400.00)	(56,400.00)	-	(56,400.00)
40200 - Funds Transfer-Capital Improvement	-	-	-	(389,758.00)	(313,740.00)	(76,018.00)	(313,740.00)
40300 - Assessments-Uncollectible	(253.03)	-	(253.03)	(3,334.59)	(35,000.00)	31,665.41	(35,000.00)
40400 - Carry Forward	-	-	-	-	125,000.00	(125,000.00)	125,000.00
40500 - Late Charges	(23.46)	-	(23.46)	25,549.07	35,000.00	(9,450.93)	35,000.00
40600 - Other Income-Lien Fees	6,000.00	7,000.00	(1,000.00)	6,000.00	7,000.00	(1,000.00)	7,000.00
40700 - Delinquent Postage Fees	667.20	208.33	458.87	3,211.13	1,458.31	1,752.82	2,500.00
40800 - Delinquent Door Notice Fees	(68.68)	291.67	(360.35)	3,611.32	2,041.69	1,569.63	3,500.00
41000 - Lot Consolidation Fee	3,250.00	2,500.00	750.00	17,625.00	17,500.00	125.00	30,000.00
41010 - Other Income-Transfer Fees	6,120.00	5,717.75	402.25	38,960.00	40,024.25	(1,064.25)	68,613.00
41020 - Other Income-Misc	-	-	-	3,331.00	-	3,331.00	-
41250 - Credit card expense payment	-	-	-	-	100.00	(100.00)	100.00
41500 - Gain/Loss on Asset	-	-	-	84,518.00	-	84,518.00	-
41900 - Interest - Operating	1,251.16	1,666.67	(415.51)	27,177.57	11,666.69	15,510.88	20,000.00
Total Admin Service Income	15,643.19	17,384.42	(1,741.23)	1,866,185.13	1,906,705.94	(40,520.81)	1,958,628.00
Community Standards Income							
42000 - Filing Fee	1,620.00	882.00	738.00	12,372.00	8,724.00	3,648.00	13,500.00
42010 - Review & Inspect Fee	10,575.00	7,509.00	3,066.00	81,971.00	74,323.00	7,648.00	115,000.00
42020 - Permit Transfer Fee	-	-	-	500.00	-	500.00	-
42100 - DCS Fines	1,000.00	229.00	771.00	2,999.28	2,261.00	738.28	3,500.00
42300 - Community Enhancement	1,452.00	261.00	1,191.00	3,392.00	2,582.00	810.00	4,000.00
Total Community Standards Income	14,647.00	8,881.00	5,766.00	101,234.28	87,890.00	13,344.28	136,000.00
Property & Environment Income							
44000 - Fishing Permits	39,702.64	14,166.67	25,535.97	138,745.86	99,166.69	39,579.17	170,000.00
44010 - Boat Permits	2,870.00	1,208.33	1,661.67	15,830.00	8,458.31	7,371.69	14,500.00
44100 - Weed Control	-	41.67	(41.67)	-	291.69	(291.69)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	233.31	(233.31)	400.00
44300 - Other-DPE (Seed/Fertilizer)	592.00	541.67	50.33	5,830.00	3,791.69	2,038.31	6,500.00
Total Property & Environment Income	43,164.64	15,991.67	27,172.97	160,405.86	111,941.69	48,464.17	191,900.00
Community Lifestyle Income							
46000 - Community Activities	596.92	500.00	96.92	1,919.12	1,900.00	19.12	4,000.00
46100 - Newsletter Advertising	-	-	-	2,075.42	2,000.00	75.42	8,000.00
46200 - Rent-Clubhouse	850.00	1,200.00	(350.00)	4,710.00	5,472.00	(762.00)	9,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46210 - Kitchen Rental	-	200.00	(200.00)	-	400.00	(400.00)	600.00
46220 - Accessory Rental-Tablecloths	-	50.00	(50.00)	50.00	150.00	(100.00)	250.00
46230 - Clubhouse Cleaning	-	300.00	(300.00)	500.00	600.00	(100.00)	900.00
46300 - Vista Garden Income	488.20	375.00	113.20	938.20	1,875.00	(936.80)	3,000.00
Total Community Lifestyle Income	1,935.12	2,625.00	(689.88)	10,192.74	12,397.00	(2,204.26)	25,750.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	39,187.00	30,091.00	9,096.00	240,641.83	244,652.00	(4,010.17)	352,841.00
48200 - Timeshare Owners-Amenities	60,942.50	-	60,942.50	182,827.50	60,942.00	121,885.50	60,942.00
48300 - Sponsored Events/Programs	845.00	2,016.00	(1,171.00)	11,975.00	14,582.00	(2,607.00)	20,500.00
48400 - Rental Income	178.50	450.00	(271.50)	2,283.50	2,350.00	(66.50)	4,000.00
48500 - Retail	39.18	357.00	(317.82)	440.36	1,356.00	(915.64)	2,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	10.00	395.83	(385.83)	4,772.50	2,770.81	2,001.69	4,750.00
48700 - Swim Lesson Revenue	180.00	500.00	(320.00)	7,480.00	3,500.00	3,980.00	6,000.00
49999 - Fund Transfers - Rec	-	10,028.75	(10,028.75)	-	70,201.25	(70,201.25)	120,345.00
Total Recreation Amenities Income	101,382.18	43,838.58	57,543.60	450,420.69	400,354.06	50,066.63	571,878.00
Total Operating Income	176,772.13	88,720.67	88,051.46	2,588,438.70	2,519,288.69	69,150.01	2,884,156.00
Operating Expense							
Admin Service Expense							
50000 - Payroll-Admin	31,484.58	33,333.33	1,848.75	216,686.30	233,333.31	16,647.01	400,000.00
50010 - Payroll-Overtime-Admin	-	41.67	41.67	92.65	291.69	199.04	500.00
50020 - Payroll Taxes-Admin	2,647.64	2,666.67	19.03	19,694.14	18,666.69	(1,027.45)	32,000.00
50100 - Health Insurance-Admin	4,976.62	6,129.17	1,152.55	28,263.12	36,775.02	8,511.90	73,550.00
50110 - Dental Insurance-Admin	338.61	341.67	3.06	2,370.27	2,391.69	21.42	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	395.04	350.00	(45.04)	600.00
50130 - Retirement-Admin	1,787.03	1,750.00	(37.03)	12,708.78	12,250.00	(458.78)	21,000.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	11,200.00	11,200.00	-	16,800.00
50150 - Insurance-Workers Comp-Admin	140.74	166.67	25.93	767.22	1,166.69	399.47	2,000.00
50160 - Life Insurance-All	150.78	200.00	49.22	1,528.24	1,400.00	(128.24)	2,400.00
50190 - Payroll-Paychex	1,224.97	1,208.33	(16.64)	6,310.09	8,458.31	2,148.22	14,500.00
50195 - Misc (Admin Cafeteria Plan)	119.00	133.33	14.33	774.00	933.31	159.31	1,600.00
50200 - Office Supplies	(208.98)	541.67	750.65	2,855.05	3,791.69	936.64	6,500.00
50250 - Software Expense	2,123.00	2,375.00	252.00	14,041.00	16,625.00	2,584.00	28,500.00
50251 - Office Equip Repair/Tech Help	906.29	1,000.00	93.71	6,740.77	7,000.00	259.23	12,000.00
50260 - Equipment Leases	-	266.67	266.67	1,634.28	1,866.69	232.41	3,200.00
50300 - Postage	1,000.00	916.67	(83.33)	8,245.99	6,416.69	(1,829.30)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	291.69	291.69	500.00
50320 - Copies/Printing	-	41.67	41.67	-	291.69	291.69	500.00
50400 - Dues & Fees	-	125.00	125.00	1,165.00	875.00	(290.00)	1,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50410 - Education-Seminars	676.95	708.33	31.38	1,173.72	4,958.31	3,784.59	8,500.00
50420 - Subscriptions	-	22.92	22.92	183.59	160.44	(23.15)	275.00
50500 - Gas/Mileage	-	16.67	16.67	50.92	116.69	65.77	200.00
50700 - Board Meetings/Discretionary	103.30	100.00	(3.30)	448.43	700.00	251.57	1,200.00
50710 - Online Elections	-	1,250.00	1,250.00	-	8,750.00	8,750.00	15,000.00
50900 - Misc. & Contingency	(36.21)	83.33	119.54	664.92	583.31	(81.61)	1,000.00
50950 - Advertisement	108.85	83.33	(25.52)	416.05	583.31	167.26	1,000.00
51000 - Audit	-	2,333.33	2,333.33	-	16,333.31	16,333.31	28,000.00
51100 - Legal	5,855.50	4,166.67	(1,688.83)	29,096.00	29,166.69	70.69	50,000.00
51101 - Legal - billed	(1,656.00)	-	1,656.00	(9,652.23)	-	9,652.23	-
51200 - Legal-Collections	4,509.20	5,833.33	1,324.13	13,133.83	40,833.31	27,699.48	70,000.00
51201 - Legal-Collections-billed	(3,675.00)	(4,583.33)	(908.33)	(10,136.47)	(32,083.31)	(21,946.84)	(55,000.00)
51500 - Property Taxes	-	83.33	83.33	1,543.76	583.31	(960.45)	1,000.00
51510 - Income Tax	-	34.75	34.75	-	243.25	243.25	417.00
52000 - Insurance Deductibles	1,000.00	83.33	(916.67)	-	583.31	583.31	1,000.00
52010 - Master Insurance	26,039.32	-	(26,039.32)	73,728.21	40,000.00	(33,728.21)	68,000.00
53000 - Bank Charges	40.00	41.67	1.67	33.34	291.69	258.35	500.00
53010 - Credit Card Charges	2,692.96	1,166.67	(1,526.29)	11,177.98	8,166.69	(3,011.29)	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	58.31	58.31	100.00
53030 - Delinquent Account Expenses	-	291.67	291.67	870.00	2,041.69	1,171.69	3,500.00
Total Admin Service Expense	83,798.53	64,453.52	(19,345.01)	448,203.99	486,445.47	38,241.48	841,442.00
Community Standards Expense							
60000 - Payroll-DCS	24,333.34	24,065.17	(268.17)	159,666.22	168,456.19	8,789.97	288,782.00
60010 - Payroll-Overtime-DCS	131.59	166.67	35.08	1,327.11	1,166.69	(160.42)	2,000.00
60020 - Payroll Taxes-DCS	2,057.36	2,000.00	(57.36)	14,420.20	14,000.00	(420.20)	24,000.00
60100 - Health Insurance-DCS	5,357.74	5,237.50	(120.24)	30,315.94	31,425.00	1,109.06	62,850.00
60110 - Dental Insurance-DCS	368.72	375.00	6.28	2,581.04	2,625.00	43.96	4,500.00
60120 - Vision Insurance-DCS	32.46	54.17	21.71	391.42	379.19	(12.23)	650.00
60130 - Retirement-DCS	1,089.46	1,333.33	243.87	9,015.08	9,333.31	318.23	16,000.00
60140 - HRA-Health Reimbursement-DCS	1,400.00	1,000.00	(400.00)	8,200.00	8,000.00	(200.00)	12,000.00
60150 - Insurance-Workers Comp-DCS	368.60	375.00	6.40	2,001.22	2,625.00	623.78	4,500.00
60200 - Office/Field Supplies/Expenses	60.00	356.00	296.00	618.91	2,583.00	1,964.09	4,500.00
60230 - Uniforms	-	40.00	40.00	-	287.00	287.00	500.00
60310 - DCS Copier	466.33	562.50	96.17	3,412.79	3,937.50	524.71	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	-	583.31	583.31	1,000.00
60410 - Professional Fees	-	40.42	40.42	127.50	282.94	155.44	485.00
60430 - Training	-	116.67	116.67	244.00	816.69	572.69	1,400.00
60500 - DCS Vehicle Gas	375.15	225.00	(150.15)	922.37	1,575.00	652.63	2,700.00
60530 - Vehicle Exp-Sport S 63	-	62.50	62.50	267.47	437.50	170.03	750.00
60540 - Vehicle Exp-Sport SL 29	-	62.50	62.50	317.00	437.50	120.50	750.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60700 - ECC Expenses	-	75.00	75.00	60.43	525.00	464.57	900.00
60900 - Contingency	-	40.00	40.00	-	287.00	287.00	500.00
60910 - Capital Expenditures	-	125.00	125.00	-	875.00	875.00	1,500.00
60930 - Community Enhancement	9,390.00	3,000.00	(6,390.00)	33,129.62	26,000.00	(7,129.62)	50,000.00
Total Community Standards Expense	45,430.75	39,395.76	(6,034.99)	267,018.32	276,637.82	9,619.50	487,017.00
Property & Environment Expense							
61000 - Payroll-DPE	20,399.89	30,550.58	10,150.69	187,738.33	213,854.06	26,115.73	366,607.00
61010 - Payroll-Overtime-DPE	-	416.67	416.67	898.00	2,916.69	2,018.69	5,000.00
61020 - Payroll Taxes-DPE	1,715.51	2,508.33	792.82	16,954.86	17,558.31	603.45	30,100.00
61100 - Health Insurance-DPE	4,002.91	5,761.67	1,758.76	26,355.56	34,570.02	8,214.46	69,140.00
61110 - Dental Insurance-DPE	307.93	375.00	67.07	2,516.95	2,625.00	108.05	4,500.00
61120 - Vision Insurance-DPE	45.17	54.58	9.41	417.82	382.06	(35.76)	655.00
61130 - Retirement-DPE	1,063.84	1,416.67	352.83	10,670.95	9,916.69	(754.26)	17,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	1,200.00	400.00	7,600.00	9,600.00	2,000.00	14,400.00
61150 - Insurance-Workers Comp-DPE	795.90	625.00	(170.90)	4,320.02	4,375.00	54.98	7,500.00
61200 - Office/Field Supplies	-	33.33	33.33	21.28	233.31	212.03	400.00
61210 - Tools, Supplies Expense	181.02	716.67	535.65	2,352.14	5,016.69	2,664.55	8,600.00
61220 - Janitorial Supplies	361.51	250.00	(111.51)	1,483.53	1,750.00	266.47	3,000.00
61230 - Uniforms	-	125.00	125.00	789.38	875.00	85.62	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	690.00	875.00	185.00	1,500.00
61350 - Enforcement/Signage	-	916.67	916.67	6,301.81	6,416.69	114.88	11,000.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	94.06	58.31	(35.75)	100.00
61352 - Signage	-	125.00	125.00	-	875.00	875.00	1,500.00
61410 - Seminars/Training/CE	-	125.00	125.00	-	875.00	875.00	1,500.00
61500 - Vehicle-Gas	1,237.44	1,174.67	(62.77)	4,684.86	8,222.69	3,537.83	14,096.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	891.81	583.31	(308.50)	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	504.92	1,750.00	1,245.08	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	101.37	125.00	23.63	423.62	875.00	451.38	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	274.38	875.00	600.62	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	279.21	875.00	595.79	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	(285.43)	125.00	410.43	908.78	875.00	(33.78)	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	291.69	291.69	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	1,236.34	1,458.31	221.97	2,500.00
61592 - Kubota Tractor 2022	-	166.67	166.67	759.81	1,166.69	406.88	2,000.00
61600 - Facilities Maintenance	2,465.88	625.00	(1,840.88)	5,256.93	4,375.00	(881.93)	7,500.00
61601 - Equipment Maintenance	-	375.00	375.00	642.75	2,625.00	1,982.25	4,500.00
61602 - Trailer Maintenance	98.54	83.33	(15.21)	397.96	583.31	185.35	1,000.00
61603 - Boating Improvements	-	375.00	375.00	3,517.72	2,625.00	(892.72)	4,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61604 - Lakes Fisheries & Parks/Repair & Maint	190.49	750.00	559.51	2,663.43	5,250.00	2,586.57	9,000.00
61605 - Fence Maint & Construction	-	208.33	208.33	179.36	1,458.31	1,278.95	2,500.00
61606 - Parks & Trails Expense	341.22	458.33	117.11	2,323.82	3,208.31	884.49	5,500.00
61610 - Consulting	-	250.00	250.00	1,759.00	1,500.00	(259.00)	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	1,534.00	1,458.31	(75.69)	2,500.00
61620 - Fire Mitigation	8.65	1,916.67	1,908.02	3,240.35	13,416.69	10,176.34	23,000.00
61630 - Grass Seed/Fertilizer	-	500.00	500.00	7,225.92	3,500.00	(3,725.92)	6,000.00
61631 - Insect, Disease & Noxious Weeds	-	250.00	250.00	945.32	1,750.00	804.68	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	583.31	583.31	1,000.00
61633 - Weeds & Algae Control	1,541.21	2,083.33	542.12	12,310.22	14,583.31	2,273.09	25,000.00
61640 - Porta Potties	270.40	416.67	146.27	1,852.80	2,916.69	1,063.89	5,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	5,487.80	2,916.69	(2,571.11)	5,000.00
61645 - Pumping Services	-	125.00	125.00	-	875.00	875.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	227.75	583.31	355.56	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	58.31	58.31	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	765.81	2,041.69	1,275.88	3,500.00
61960 - Stocking & Food Chain	16,225.00	9,500.00	(6,725.00)	74,425.00	66,500.00	(7,925.00)	114,000.00
Total Property & Environment Expense	51,868.45	66,766.49	14,898.04	403,924.36	462,553.76	58,629.40	799,698.00
Community Lifestyle Expense							
62250 - Website-Front Steps	180.25	333.33	153.08	1,900.11	2,333.31	433.20	4,000.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	17,983.64	14,000.00	(3,983.64)	28,000.00
62800 - Community Activities & Events	2,945.23	1,750.00	(1,195.23)	4,895.06	12,250.00	7,354.94	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	291.69	291.69	500.00
62820 - Facilities-Clubhouse	-	208.33	208.33	77.41	1,458.31	1,380.90	2,500.00
62830 - Clubhouse Cleaning Expense	600.00	125.00	(475.00)	900.00	875.00	(25.00)	1,500.00
62840 - Landscaping Clubhouse	-	41.67	41.67	121.58	291.69	170.11	500.00
62940 - Community Garden	-	416.67	416.67	1,591.16	2,916.69	1,325.53	5,000.00
Total Community Lifestyle Expense	3,725.48	2,916.67	(808.81)	27,468.96	34,416.69	6,947.73	63,000.00
Recreation Amenities Expense							
63000 - Payroll-DRA	26,432.88	28,992.00	2,559.12	200,278.04	202,944.00	2,665.96	347,904.00
63010 - Payroll-Overtime-DRA	6.00	41.67	35.67	441.27	291.69	(149.58)	500.00
63020 - Payroll Taxes-DRA	2,223.36	2,291.67	68.31	17,959.36	16,041.69	(1,917.67)	27,500.00
63100 - Health Insurance-DRA	2,026.25	3,142.50	1,116.25	14,339.30	18,855.00	4,515.70	37,710.00
63110 - Dental Insurance-DRA	154.24	216.67	62.43	1,441.12	1,516.69	75.57	2,600.00
63120 - Vision Insurance-DRA	26.35	37.50	11.15	286.08	262.50	(23.58)	450.00
63130 - Retirement-DRA	837.34	875.00	37.66	6,667.40	6,125.00	(542.40)	10,500.00
63140 - HRA-Health Reimbursement-DRA	600.00	600.00	-	4,800.00	4,800.00	-	7,200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63150 - Insurance-Workers Comp-DRA	240.76	208.33	(32.43)	1,306.54	1,458.31	151.77	2,500.00
63200 - Supplies-Building	695.56	833.33	137.77	4,678.29	5,833.31	1,155.02	10,000.00
63210 - Supplies-Programs	-	750.00	750.00	1,547.26	5,250.00	3,702.74	9,000.00
63220 - Janitorial/Housekeeping	-	166.67	166.67	208.35	1,166.69	958.34	2,000.00
63230 - Uniforms	-	-	-	-	600.00	600.00	1,000.00
63250 - EZ Facility Software	615.94	416.67	(199.27)	4,032.94	2,916.69	(1,116.25)	5,000.00
63251 - Tech Help	-	41.67	41.67	-	291.69	291.69	500.00
63320 - Office Supplies/Printing	194.05	266.67	72.62	559.39	1,866.69	1,307.30	3,200.00
63400 - Dues/Subscriptions	-	20.83	20.83	476.60	145.81	(330.79)	250.00
63410 - Seminars/Training	-	-	-	140.00	1,100.00	960.00	2,200.00
63500 - Business Mileage	-	-	-	266.90	-	(266.90)	-
63600 - Maintenance Building	182.74	1,666.67	1,483.93	7,447.26	11,666.69	4,219.43	20,000.00
63601 - Maintenance-Grounds & Parking	27.26	333.33	306.07	800.28	2,333.31	1,533.03	4,000.00
63602 - Maintenance-Pool	86.56	1,750.00	1,663.44	14,818.16	12,250.00	(2,568.16)	21,000.00
63800 - Pagosa Springs Porpoises Swim	484.00	375.00	(109.00)	3,709.74	2,625.00	(1,084.74)	4,500.00
63810 - Swim Lesson Expense	1,280.00	395.83	(884.17)	2,240.00	2,770.81	530.81	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	25.02	291.69	266.67	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	3,304.92	2,916.69	(388.23)	5,000.00
63920 - Merchandise	-	166.67	166.67	78.23	1,166.69	1,088.46	2,000.00
64010 - Utilities-Gas Rec	2,296.08	3,650.00	1,353.92	20,638.53	25,550.00	4,911.47	43,800.00
64020 - Utilities-Electric Rec	4,739.63	3,502.92	(1,236.71)	20,749.99	24,520.44	3,770.45	42,035.00
64030 - Utilities-Water Rec	750.26	687.50	(62.76)	4,070.59	4,812.50	741.91	8,250.00
64040 - Utilities-Waste Control Rec	296.34	175.00	(121.34)	1,034.48	1,225.00	190.52	2,100.00
64050 - Irrigation Water Rec	58.27	83.33	25.06	69.22	583.31	514.09	1,000.00
64060 - Utilities-Alarm Rec	371.70	166.67	(205.03)	821.70	1,166.69	344.99	2,000.00
64070 - Utilities-TV-Telephone Rec	218.94	291.67	72.73	1,522.86	2,041.69	518.83	3,500.00
Total Recreation Amenities Expense	44,844.51	52,604.11	7,759.60	340,759.82	367,386.27	26,626.45	634,449.00
Utilities Expense							
70010 - Gas Admin	28.36	208.33	179.97	993.95	1,458.31	464.36	2,500.00
70020 - Electric Admin	614.67	358.33	(256.34)	2,394.41	2,508.31	113.90	4,300.00
70030 - Water Admin	940.41	500.00	(440.41)	1,403.64	3,500.00	2,096.36	6,000.00
70040 - Waste Control Admin	136.00	183.33	47.33	1,217.60	1,283.31	65.71	2,200.00
71010 - Gas Shop	27.07	250.00	222.93	1,106.08	1,750.00	643.92	3,000.00
71020 - Electric Shop	118.20	183.33	65.13	757.43	1,283.31	525.88	2,200.00
71030 - Water Shop	79.79	87.50	7.71	438.38	612.50	174.12	1,050.00
71040 - Waste Shop	141.00	150.00	9.00	920.59	1,050.00	129.41	1,800.00
72010 - Gas Clubhouse	30.92	433.33	402.41	2,170.76	3,033.31	862.55	5,200.00
72020 - Electric Clubhouse	258.49	183.33	(75.16)	994.49	1,283.31	288.82	2,200.00
72030 - Water Clubhouse	400.21	225.00	(175.21)	904.13	1,575.00	670.87	2,700.00
73000 - Cellular Phones	302.40	291.67	(10.73)	1,912.70	2,041.69	128.99	3,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
73010 - Telephone-All Depts Except Rec	360.37	416.67	56.30	2,263.78	2,916.69	652.91	5,000.00
74000 - Street Lights	181.90	166.67	(15.23)	857.60	1,166.69	309.09	2,000.00
74010 - Water Other Assoc Lots	4.77	33.33	28.56	4,046.20	233.31	(3,812.89)	400.00
74020 - Aerator	53.87	833.33	779.46	2,861.90	5,833.31	2,971.41	10,000.00
74030 - Internet	372.45	375.00	2.55	2,613.07	2,625.00	11.93	4,500.00
Total Utilities Expense	4,050.88	4,879.15	828.27	27,856.71	34,154.05	6,297.34	58,550.00
Total Operating Expense	233,718.60	231,015.70	(2,702.90)	1,515,232.16	1,661,594.06	146,361.90	2,884,156.00
Net Operating Income (Loss)	(56,946.47)	(142,295.03)	85,348.56	1,073,206.54	857,694.63	215,511.91	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
80000 - Reserve-Restricted	-	-	-	468,845.00	460,345.00	8,500.00	460,345.00
80100 - Interest-Reserve	960.86	1,916.67	(955.81)	19,906.63	13,416.69	6,489.94	23,000.00
Total Reserve Income	960.86	1,916.67	(955.81)	488,751.63	473,761.69	14,989.94	483,345.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	-	-	56,400.00	56,400.00	-	56,400.00
81100 - Interest-Trails Maint Reserves	-	1,000.00	(1,000.00)	12,408.08	7,000.00	5,408.08	12,000.00
Total Trails Maintenance Income	-	1,000.00	(1,000.00)	68,808.08	63,400.00	5,408.08	68,400.00
Total Reserve Income	960.86	2,916.67	(1,955.81)	557,559.71	537,161.69	20,398.02	551,745.00
Reserve Expense							
84003 - Replace ATV	-	-	-	9,218.80	-	(9,218.80)	-
84014 - Replace Air Unit - Rec Center	10,734.52	-	(10,734.52)	434,053.71	700,000.00	265,946.29	700,000.00
84019 - Greenbelt Fire Mitigation	8,000.00	-	(8,000.00)	22,000.00	-	(22,000.00)	45,000.00
84023 - Replace Mailbox - Reserves	6,887.50	-	(6,887.50)	8,841.96	-	(8,841.96)	45,428.00
84025 - Server, Upgrades	-	-	-	2,137.27	4,368.00	2,230.73	4,368.00
84026 - Floor Coverings Carpet	-	-	-	-	-	-	10,000.00
84027 - Audio / Video Equipment	-	-	-	-	-	-	4,368.00
84028 - Asphalt-crack-fill,patch, seal coat-Admin	-	-	-	14,378.70	10,261.00	(4,117.70)	10,261.00
84029 - Asphalt-crack-fill,patch,seal coat - Rec	-	-	-	14,292.60	10,374.00	(3,918.60)	10,374.00
84030 - Concrete sidewalks-partial	-	-	-	-	15,000.00	15,000.00	15,000.00
84031 - Replace 12' Dump Trailer	-	-	-	10,349.86	9,500.00	(849.86)	9,500.00
84032 - Replace 18' Flat Trailer	-	-	-	7,100.10	7,500.00	399.90	7,500.00
Total Reserve Expense	25,622.02	-	(25,622.02)	522,373.00	757,003.00	234,630.00	861,799.00
Trails Maintenance Expense							
89001 - Seal Coat Vista Blvd	-	15,063.00	15,063.00	16,045.05	15,063.00	(982.05)	15,063.00
89002 - Seal Coat-N. Pagosa-2017 Addition	-	11,352.00	11,352.00	13,121.64	11,352.00	(1,769.64)	11,352.00
89004 - Repave Lake Forest	-	-	-	-	-	-	72,161.00
89005 - Repave N. Pagosa Blvd.	60,828.50	-	(60,828.50)	111,702.10	-	(111,702.10)	109,770.00
Total Trails Maintenance Expense	60,828.50	26,415.00	(34,413.50)	140,868.79	26,415.00	(114,453.79)	208,346.00
Total Reserve Expense	86,450.52	26,415.00	(60,035.52)	663,241.79	783,418.00	120,176.21	1,070,145.00
Net Reserve Income (Loss)	(85,489.66)	(23,498.33)	(61,991.33)	(105,682.08)	(246,256.31)	140,574.23	(518,400.00)

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Capital Income							
Capital Improvement Income							
90000 - Capital Improvement Income	-	-	-	389,758.00	313,740.00	76,018.00	313,740.00
91900 - Interest-Capital Fund	181.25	1,666.67	(1,485.42)	2,551.45	11,666.69	(9,115.24)	20,000.00
Total Capital Improvement Income	181.25	1,666.67	(1,485.42)	392,309.45	325,406.69	66,902.76	333,740.00
Total Capital Income	181.25	1,666.67	(1,485.42)	392,309.45	325,406.69	66,902.76	333,740.00
Capital Expense							
Capital Improvement Expense							
95009 - Parking Lot - Rec Center	-	-	-	14,146.00	-	(14,146.00)	128,208.00
95011 - Vista Mailbox Development	-	-	-	22,483.35	-	(22,483.35)	219,000.00
Total Capital Improvement Expense	-	-	-	36,629.35	-	(36,629.35)	347,208.00
Total Capital Expense	-	-	-	36,629.35	-	(36,629.35)	347,208.00
Net Capital Income (Loss)	181.25	1,666.67	(1,485.42)	355,680.10	325,406.69	30,273.41	(13,468.00)
Net Total	(142,254.88)	(164,126.69)	21,871.81	1,323,204.56	936,845.01	386,359.55	(531,868.00)

DEPARTMENT OF PROPERTY AND ENVIRONMENT

AUGUST, 2024 BOARD REPORT

By Larry D Lynch

- Lakes and Fisheries** – Heading into the latter part of the summer the lakes are generally in good condition, all are at or near full spill elevations (thanks to a wet June and July). We have had an issue with Lake Pagosa, however. A late July blue-green algae bloom occurred in the lake causing severe water clarity issues with a heavy Anabeana presence. Some early morning algae mats were present along many parts of the shoreline from overnight die-off and wind action. There is always some concern when this occurs, there have been instances in Colorado where blue-green algae can contain toxins harmful to humans or pets. We did test the water immediately, sent a sample off overnight to a lab for testing, and those test results came back negative. No harmful toxins present. We treated the lake on Wednesday, the 24th with 400 pounds of copper sulfate and saw a drastic improvement in about 2 days. So far early this week the lake looks much improved, clear water and good dissolved oxygen levels. It's unclear on what is exactly driving these occasional blooms; however it is certainly fueled by the presence of nutrients in the water such as nitrogen and phosphorus, and spurred on by sunlight and temperatures. The Solarbee lake circulation systems are intended to help reduce these algae blooms, and there are 5 of them in the lake and all are functioning. PAWSD installed and maintains those units. We will continue to monitor the lake closely. We also received a couple loads of rainbow trout earlier in July and a few hundred pounds of rainbows were stocked in Village Lake, Lake Pagosa and Hatcher Lake. The fishing has been a little slow the last couple of weeks as temperatures have warmed substantially, but I anticipate that it will improve as soon as we get a few cooler evenings later this month.
- DPE Projects** – The DPE crew has been busy on a number of projects the past few weeks including work on the dams, mowing operations along trails and walking paths, constructing a new fenced entry gate enclosure at the dog park, preparations for the annual meeting, constructing a new floating dock at Hatcher Lake and an additional large dock floating for Eaton Estates, continued heavy chipping operations at the brush collection area, work on the National Forest Fence line, and a number of other maintenance and upkeep tasks. Upcoming projects will include constructing new concrete pads for 2 new mailbox locations in Meadows, some tree removals in a few scattered greenbelts, some repairs to the chipper (new feed-belt and dealing with an electronic issue), prepping and staining Lake Pagosa gazebo, some minor trail repairs to

the Northlake gravel trail, installing a small swale in a greenbelt on East Golf place to correct a drainage issue, and a number of lake and park projects.

3. **Greenbelt Thinning Operations** – The contractors, James and Vance, have completed 2 of the 3 selected greenbelt properties mitigation work. The large tract in Martinez Mountain where the Hatcher water tank is, 40 acres; and a long, meandering greenbelt in Twin creek Village that buffers homes along Capitan Cir, Sweetwater and Twin creek Circle where heavy oakbrush mitigation and tree limbing took place. The third greenbelt is scheduled to be started in mid-August in a heavily forested tract where over 100 trees have been selected for removal. The firewood will be stacked and staged for owners to come pick up for free.
4. **Trail Project Replacement and Reserve Projects** – The resurfacing of the 2 trail segments on North Pagosa Blvd and Lake Forest Circle where completed in mid-July and look good. We plan to do a final walk-thru with the contractor in the coming days and issue a final payment after that is completed. The seal coat work on the trails was also completed in early July and the parking lots at Administration building and Rec Center were also completed at that time and look good.
5. **Noxious Weed control** – I have been continuing with noxious weed control in the community with herbicide applications in a wide range of locations. The trail shoulders for all 7 miles of the trails were treated, Association facilities have been treated and controlled including the Vista property, Rec Center, lake properties and park properties including trailheads, Highland Park, dams and parking areas. Additionally I have been working on a number of individual properties for owners in all subdivisions controlling trouble weeds.
6. **DPE Boat** – We have been having some issues with the DPE boat, our 16-foot work boat. It is coming up on 15 years old and is our main working boat for lake treatments and lake projects. The boat hull is becoming problematic with extensive leaking, the trailer is showing its age as well with some recent issues and the outboard motor we have had to repair a few times this year.



**Pagosa Lakes Property Owners Association
Regular Board of Directors Meeting
Recreation Center Report**

Attendance report for July	2024
Timeshare Sign Ins	3,767
Member Sign Ins	6,806
Total User Attendance	10,573
Programs and Activities Attendance	
All programs in Aerobics Room	145
Water Aerobics	184
Racquetball	95
Basketball	44
Lap Lane	1,399

Manager's Summary:

- I Have been working with Sport Court based of Highlands Ranch. They are giving us three to four options for the gymnasium floor. Also, I have been in contact with Chuck about getting us multiple quotes on the HVAC unit. I'm still waiting on Cleary Buildings to give us a quote on the electrical.
- I have also been working with Jeff Kimbell. He owns RF Identity, it's a company that builds software programs. He's creating a different way for us to track our fishing passes.
- We have hired Caleb Steen as the new full-time custodian. So far, things are going well.
- We are down a custodian, I will be covering a few night or early mornings until, we find someone.
- We have a new front desk staff. They all have received CPR training.

Maintenance/Supervision:

- We have a second entrance into the dog park. This has been super helpful with dog owners.
- Ryan B. has created a more elaborate maintenance / inventory list. This will be helpful when budgeting for new equipment.
- Ryan has been doing preventative maintenance on our older Lochinvar boilers in the attic. His experience has ben helpful.

Programs:

- Swim Lessons for July concluded. We had 47 kids go through the program. The next session of swim lessons will take place in September.
- We have been gearing up for the Triathlon.
- Erica and I have been planning more movie nights in the pool. We are setting themes to the movies. For example, in October, will show family Halloween movies, November will have Thanksgiving theme and December will be a Christmas theme.
- Also, in September we will be hosting a Cardboard Boat Regatta Race. The theme is still to be determined.
- Walking Group has been a solid program. We have been averaging about 17 people per walk.
- I will be running more CPR courses starting late September or early October.

July 2024, Department of Community Standards Report

- There are 100 open violations, as of July 31st.
- We have opened 66 & closed 40 violations this past month. Compliance has been achieved.
- There are 309 current open project permits as of July 31st.
- There were 5 Short Term Rental applications submitted since July 4th.
 - 0 new owners of existing Short Term Rental properties.
 - 3 annual renewals of existing registered STR properties.
 - 2 new registration of STR properties not previously registered.

Current Violations

XN	Details	Property Address
422914	Maintenance - Damaged/Missing Wainscot - F 9. Property Maintenance	
422920	Unsightly - Overall Appearance - F 9. Property Maintenance - shall at a	
437384	Recreational Vehicles - F 2 b. Recreational Vehicles - In order to prese	
462073	Unsightly - General - PLPOAKellie Germond146 Driftwood DrComplain	
492979	Unsightly - Improper Storage of Household Furniture - There is a brok	
492980	Building / Construction - Project Permit Process Violation - There is w	
492981	Landscaping - General Yard Maintenance - Yard needs maintenance.P	
492982	Repetative Nuisance - PLPOAKellie Germond146 Driftwood DrNotice	
519072	Landscaping - General Yard Maintenance - F9. Property Maintenance	
519045	Landscaping - General Yard Maintenance - F9. Property Maintenance	
519044	Landscaping - General Yard Maintenance - F9. Property Maintenance	
519042	Landscaping - General Yard Maintenance - F9. Property Maintenance	
514799	Landscaping - General Yard Maintenance - F9. Property Maintenance	
514760	Landscaping - General Yard Maintenance - F9. Property Maintenance	
519125	- PLPOARigoberto G Fuentes52 Oakwood CirComplaint #240137	
510419	Unsightly - Constructions Materials Improperly Stored - D6. Construct	
519162	Landscaping - Yard Art - D2. As part of the landscaping, OWNERS may	
519163	Signs - General - F4. Signs / Advertising – Commercial SIGNS on comr	
501582	Lighting - Fully Shielded - F 17. Fully Shielded Exterior Lighting - To cur	
492985	Building / Construction - Project Permit Process Violation - You have c	
461691	Architectural - Shed w/out Permit - D1. Permit Required for Improver	
519066	Landscaping - General Yard Maintenance - F9. Property Maintenance	
519126	Landscaping - General Yard Maintenance - F9. Property Maintenance	
519137	Landscaping - General Yard Maintenance - PLPOAAngelique D Easter3	
519136	Landscaping - General Yard Maintenance - PLPOAMichael Chenoweth	
492983	Hazardous Activities - Trespass - Recently, the PLPOA obtained the gra	
519127	Vehicle Parking - Parking in the Grass - E4. Parking - Lawn and landsca	
470901	Repetative Nuisance - PLPOASSteven A Scarpulla534 Park Ave Unit BN	
470900	Vehicle Parking - Commercial Vehicle - PLPOASSteven A Scarpulla534 P	
514680	Hazardous Activities - Trespass - PLPOAJames Martinez37 Canyon Cir	
514681	Unsightly - Improper Storage of Miscelaneous - PLPOAJames Martine	
501611	Parking - Parking in the Grass - Your property has multiple Parking vio	
501613	Unsightly - Tires - F 9. Property Maintenance - shall at all times be ma	
528479	Maintenance - Damaged/Missing Roof Material - PLPOAShelley D Ror	
528492	Maintenance - Damaged/Missing Siding - F 9. Property Maintenance .	
528495	Violation of the Project Agreement/PPP - garage 1st - D.7. ECC Appro	
528496	Violation of the Project Agreement/PPP - garage 1st - D.7. ECC Appro	
501535	Landscaping - General Yard Maintenance - F9. Property Maintenance	
514761	Animals and Pets - Fowl - F 3. Animals - No animals or livestock of any	
514762	Unsightly - Improper Storage of Household Furniture - F 9. Property M	
514763	Unsightly - Improper Storage of Miscelaneous - F 9. Property Mainter	
514764	Landscaping - General Yard Maintenance - F9. Property Maintenance	
514783	Vehicle Parking - Parking in the Grass - E4. Parking - Lawn and landsca	
514785	Unsightly - Tires - F 9. Property Maintenance - shall at all times be ma	
514787	Unsightly - Improper Storage of Miscelaneous - F 9. Property Mainter	
514789	Vehicle Parking - Parking in the Grass - E4. Parking - Lawn and landsca	

514790 Unsightly - Improper Storage of Appliances - F 9. Property Maintenance
514792 Building / Construction - Project Permit Process Violation - D 1. Permi
514794 Rubbish and Debris - Construction Material - F9. Property Maintenance
514796 Hazardous Activities - Trespass - F10. Obnoxious, Offensive, Illegal Ac
514797 Repetative Nuisance - J. Fine Schedule; If three Notices of ANY Violati
524181 Land and Structures - Rebuild or Remove Damaged Buildings - PLPOA
422579 Landscaping - General Yard Maintenance - F9. Property Maintenance
510367 - PLPOACarmen M Ponce348 Bonanza AveComplaint #240121
514735 Signs - Advertising - F4. Signs / Advertising – Commercial SIGNs on co
510388 Rubbish and Debris - General - F9. Property Maintenance - shall at all
506006 Landscaping - General Yard Maintenance - PLPOAKerri L. Ridgon221 C
506005 Landscaping - General Yard Maintenance - PLPOAJohn S Stachowiak21
524195 Repetative Nuisance - PLPOAEllen Charnley140 Bonanza AveNotice of
524194 Rubbish and Debris - General - Improper storage of trash and househ
524193 Unsightly - Tires - Improper storage of tires.PLPOAEllen Charnley140 I
524192 Vehicle Parking - Parking in the Grass - Trailer parked in area not appr
524191 Unsightly - Improper Storage of Miscellaneous - Bicycles, garden tools
524190 Architectural - Storage of Construction Material - Roofing panels, cinc
524189 Unsightly - Constructions Materials Improperly Stored - Ladders, light
524188 Parking - Inoperable Vehicle - Truck bumper, truck bed toolbox, oil pa
524187 Repetative Nuisance - PLPOAJeremiah Postolese274 Sundown CirNoti
524186 Vehicle Parking - Parking in the Grass - There is a Jet Ski on a trailer in
524185 Building / Construction - Project Permit Process Violation - Notice of \\
524184 Unsightly - General - Bicycles on back & side of shed, kennel panels on
524182 Unsightly - Constructions Materials Improperly Stored - Ladders & wc
524180 Vehicle Parking - Parking in the Grass - The camper is parked in an are
524178 Architectural - Changing Grade By More Than 12" - You are in the pro
524177 Building / Construction - Project Permit Process Violation - You are in
524176 Building / Construction - Permit Property Posted - Using a tractor and
524175 Building / Construction - Project Permit Process Violation - You are in
524223 Building / Construction - Project Permit Process Violation - You are ad
524224 Architectural - Changing Grade By More Than 12" - Notice of Violation
524227 Architectural - Changing Grade By More Than 12" - Using a tractor and
510297 Land and Structures - Temporary Structures - Your seasonal permit for
514682 Parking - Parking in the Grass - E 4. Parking - Lawn and landscaping ar
488434 Rubbish and Debris - General - F9. Property Maintenance - shall at all
528480 Vacation Rentals - Polycarts/Garbage Cans - F23. Abbreviated Neighb
528481 Repetative Nuisance - J. Fine Schedule; If three Notices of ANY Violati
514688 Building / Construction - Deviating From Plans - D7. ECC Approval for
528512 Vehicle Parking - Parking in the Grass - E4. Parking - Lawn and landsca
528513 Unsightly - General - F 9. Property Maintenance - shall at all times be
528514 Unsightly - Improper Storage of Household Furniture - F 9. Property M
528515 Unsightly - Improper Storage of Appliances - F 9. Property Maintenanc
528516 Rubbish and Debris - General - F9. Property Maintenance - shall at all
528517 Architectural - Storage of Construction Materials - D6. Construction M
528518 Violation of the Project Agreement/PPP - garage 1st - D.7. ECC Appro
528519 Improper Use - Repetitive Nuisance - J. If three Notices of ANY Violati

528520 Recreational Vehicles - F 2 b. Recreational Vehicles - In order to prese
528521 Unsightly - Tires - F 9. Property Maintenance - shall at all times be ma
528522 Vehicle Parking - Parking in the Grass - E4. Parking - Lawn and landsca
528523 Landscaping - General Yard Maintenance - F9. Property Maintenance
528524 Landscaping - Yard Art - D2. As part of the landscaping, OWNERS may
437169 Building / Construction - Project Permit Process Violation - On 4/16/2
443569 Building / Construction - Project Permit Process Violation - Fence peri

Violations opened 7/4/24 - 7/31/24

XN	Details	Property Address
519072	Landscaping - General Yard Maintenance - F9. Property Main	
510419	Unsightly - Constructions Materials Improperly Stored - D6. C	
519163	Signs - General - F4. Signs / Advertising – Commercial SIGNs c	
519162	Landscaping - Yard Art - D2. As part of the landscaping, OWN	
514760	Landscaping - General Yard Maintenance - F9. Property Main	
514799	Landscaping - General Yard Maintenance - F9. Property Main	
519042	Landscaping - General Yard Maintenance - F9. Property Main	
519044	Landscaping - General Yard Maintenance - F9. Property Main	
519045	Landscaping - General Yard Maintenance - F9. Property Main	
519125	- PLPOARigoberto G Fuentes52 Oakwood CirComplaint #240:	
519066	Landscaping - General Yard Maintenance - F9. Property Main	
519126	Landscaping - General Yard Maintenance - F9. Property Main	
519136	Landscaping - General Yard Maintenance - PLPOAMichael Ch	
519137	Landscaping - General Yard Maintenance - PLPOAAngelique C	
519127	Vehicle Parking - Parking in the Grass - E4. Parking - Lawn and	
514680	Hazardous Activities - Trespass - PLPOAJames Martinez37 Car	
514681	Unsightly - Improper Storage of Miscelaneous - PLPOAJames	
528496	Violation of the Project Agreement/PPP - garage 1st - D.7. EC	
528495	Violation of the Project Agreement/PPP - garage 1st - D.7. EC	
528492	Maintenance - Damaged/Missing Siding - F 9. Property Maint	
528479	Maintenance - Damaged/Missing Roof Material - PLPOAShell	
514761	Animals and Pets - Fowl - F 3. Animals - No animals or livesto	
514762	Unsightly - Improper Storage of Household Furniture - F 9. Pr	
514763	Unsightly - Improper Storage of Miscelaneous - F 9. Property	
514764	Landscaping - General Yard Maintenance - F9. Property Main	
514783	Vehicle Parking - Parking in the Grass - E4. Parking - Lawn and	
514785	Unsightly - Tires - F 9. Property Maintenance - shall at all tim	
514787	Unsightly - Improper Storage of Miscelaneous - F 9. Property	
514789	Vehicle Parking - Parking in the Grass - E4. Parking - Lawn and	
514790	Unsightly - Improper Storage of Appliances - F 9. Property Ma	
514792	Building / Construction - Project Permit Process Violation - D	
514794	Rubbish and Debris - Construction Material - F9. Property Ma	
514796	Hazardous Activities - Trespass - F10. Obnoxious, Offensive, I	
514797	Repetative Nuisance - J. Fine Schedule; If three Notices of AN	
524181	Land and Structures - Rebuild or Remove Damaged Buildings	
510367	- PLPOACarmen M Ponce348 Bonanza AveComplaint #24012	
514735	Signs - Advertising - F4. Signs / Advertising – Commercial SIGI	
510388	Rubbish and Debris - General - F9. Property Maintenance - sh	
506006	Landscaping - General Yard Maintenance - PLPOAKerri L. Ridg	
506005	Landscaping - General Yard Maintenance - PLPOAJohn S Stacl	
524175	Building / Construction - Project Permit Process Violation - Yc	
524176	Building / Construction - Permit Propertly Posted - Using a tr	
524177	Building / Construction - Project Permit Process Violation - Yc	
524178	Architectural - Changing Grade By More Than 12" - You are in	
524180	Vehicle Parking - Parking in the Grass - The camper is parked	
524182	Unsightly - Constructions Materials Improperly Stored - Ladd	

524184 Unsightly - General - Bicycles on back & side of shed, kennel |
524185 Building / Construction - Project Permit Process Violation - No
524186 Vehicle Parking - Parking in the Grass - There is a Jet Ski on a
524187 Repetative Nuisance - PLPOAJeremiah Postolese274 Sundow
524188 Parking - Inoperable Vehicle - Truck bumper, truck bed toolbc
524189 Unsightly - Constructions Materials Improperly Stored - Ladd
524190 Architectural - Storage of Construction Material - Roofing par
524191 Unsightly - Improper Storage of Miscelaneous - Bicycles, gard
524192 Vehicle Parking - Parking in the Grass - Trailer parked in area r
524193 Unsightly - Tires - Improper storage of tires.PLPOAEllen Charr
524194 Rubbish and Debris - General - Improper storage of trash and
524195 Repetative Nuisance - PLPOAEllen Charnley140 Bonanza Avel
524223 Building / Construction - Project Permit Process Violation - Yc
524224 Architectural - Changing Grade By More Than 12" - Notice of
524227 Architectural - Changing Grade By More Than 12" - Using a tr
514688 Building / Construction - Deviating From Plans - D7. ECC Appr
514682 Parking - Parking in the Grass - E 4. Parking - Lawn and landsc
528480 Vacation Rentals - Polycarts/Garbage Cans - F23. Abbreviated
528481 Repetative Nuisance - J. Fine Schedule; If three Notices of AN
510297 Land and Structures - Temporary Structures - Your seasonal p

Violations closed 7/4/24 - 7/31/24

XN	Step	Details	Property Address
505896	Complaint not valid	Building / Construction - Project Permit Process Violation - PLPO.	
505899	Complaint not valid	Building / Construction - Project Permit Process Violation - PLPO.	
505900	Complaint not valid	Building / Construction - Project Permit Process Violation - PLPO.	
505902	Complaint not valid	Building / Construction - Project Permit Process Violation - PLPO.	
505904	Complaint not valid	Signs - Political - PLPOAKortney M DeBates16 Brook DrComplain	
506017	Complaint not valid	Lighting - Fully Shielded - PLPOAThomas Busch78 Aspenglow Blv	
510299	Resolved	Building / Construction - Expired Permit - D4. Permit Completion	
510357	Complaint not valid	Architectural - Signs - PLPOADavid Zazula297 Oakwood CirComp	
510356	Resolved	Parking - Parking in the Grass - PLPOAMatthew Nobles1917 Ante	
510396	Complaint not valid	Rubbish and Debris - Polycart/Trashcan Left Roadside - PLPOAKO	
506008	Resolved	Landscaping - General Yard Maintenance - PLPOAGene Clements	
510417	Complaint not valid	Noise - General - PLPOAMalicia C Thatcher175 Brook DrComplain	
514671	Complaint not valid	Vehicle Parking - Commercial Vehicle - PLPOAMark D Hall165 Be	
510381	Closed	Animals and Pets - Noise Nuisance - PLPOADavid Radford129 Suj	
510382	Resolved	Land Use and Improvements - Campers & RVs - PLPOADavid Rad	
510389	Resolved	Landscaping - General Yard Maintenance - F9. Property Maintenance	
510390	Resolved	Landscaping - General Yard Maintenance - F9. Property Mainteni	
514740	Resolved	Recreational Areas - Lake Hatcher Special Regulations - G.7.5 Lak	
506007	Resolved	Landscaping - General Yard Maintenance - PLPOAerin K Kirk235 (
514746	Complaint not valid	Animals and Pets - Noise Nuisance - PLPOAJerry R Smith436 Parl	
514736	Resolved	Rubbish and Debris - Overflowing Trash Receptacle - F6. Trash, R	
510420	Resolved	Land and Structures - Unauthorized Dwelling - E2. GUEST HOUSE	
514773	Complaint not valid	Hazardous Activities - Burning - PLPOAStephanie Saenz61 Gala P	
514765	Complaint not valid	Animals and Pets - Noise Nuisance - PLPOADavid Radford129 Suj	
514782	Resolved	Vehicle Parking - Parking in the Grass - E4. Parking	
519043	Resolved	Landscaping - General Yard Maintenance - F9. Property Mainteni	
514690	Resolved	Flags - Flags - In order to keep neighborhoods aesthetically pleas	
505905	Resolved	Landscaping - General Yard Maintenance - PLPOAMichael Hagen	
519158	Closed	Building / Construction - Project Permit Process Violation - PLPO.	
514683	Resolved	Parking - Parking in the Grass - E 4. Parking - Lawn and landscap	
519151	Resolved	Rubbish and Debris - Polycart/Trashcan Left Roadside - PLPOAKO	
524179	Resolved	Rubbish and Debris - Overflowing Trash Receptacle - You have 4&	
510358	Resolved	Vehicle Parking - Parking in the Grass - E4. Parking - Lawn and lar	
514798	Closed	Landscaping - General Yard Maintenance - F9. Property Mainteni	
519123	Resolved	Vehicle Parking - Parking in the Grass - Upon inspecting a third b	
519065	Closed	Landscaping - Weed Removal - F9. Property Maintenance - shall	
519051	Resolved	Animals and Pets - Noise Nuisance - PLPOACharles Bates179 Lak	
524181	Complaint verified	Land and Structures - Rebuild or Remove Damaged Buildings - Pl	
519091	Closed	Rubbish and Debris - General - F9. Property Maintenance - shall	
519100	Closed	Vacation Rentals - Lake Rules - All short-term visitors are require	

**Pagosa Lakes Property Owners Association
Lifestyle and Communications Report
July 11, 2024
Jenifer Pitcher**

Lifestyle:

- **PLPOA lifestyle upcoming offerings**
 - **Aug 10th – Patsy Cline event**
 - **Triathlon and end of summer bash – Aug 24th**
- **Committees**
 - **Garden committee –Patsy cline fundraiser and looking forward to harvest**
 - **Youth Activities – Plan to meet on survey following the board meeting**
- **Reports**
 - **52 individuals attended the annual meeting**
 - **Roughly 162 Hamburgers, 30 hotdogs along with chips, cookies and drinks were served at the annual BBQ. We had 3 door prize winners; music was great and fun was had by all**
 - **90 Kids participated in our 6 nights of summer date night babysitting program held in June and July. Several requests to make this a year-round offering. Considering was a month.**
- **Clubhouse group/clubs and rentals:**

SUN 28	MON 29	TUE 30	WED 31	THU Aug 1	FRI 2	SAT 3
Pickleball annual meeting	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 12:30pm Monday/Thursday Bridge ● 1pm Games Group ● 4:30pm Escentrics 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June 	<ul style="list-style-type: none"> ● 8am Advanced Line Dancing ● 1pm Games Group ● 6pm Date Night 	<ul style="list-style-type: none"> ● 8:30am ECC Meeting ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with June ● 11am Thursday line dance ● 12:30pm Monday/Thursday Bridge ● 5:30pm SJJDC 	<ul style="list-style-type: none"> ● 12pm Friday Bridge ● 5pm Set UP 	Private rental
<ul style="list-style-type: none"> ● 6am Hold for clean up 	<ul style="list-style-type: none"> ● 12:30pm Monday/Thursday Bridge ● 1pm Games Group ● 4pm Capital Project meeting ● 4:30pm Escentrics 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June ● 6pm Hearing Panel 	<ul style="list-style-type: none"> ● 8:30am ECC work Session ● 9am Advanced Line Dancing ● 1pm Games Group 	<ul style="list-style-type: none"> ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with June ● 11am Thursday line dance ● 12:30pm Monday/Thursday Bridge ● 5:30pm Board Meeting Executive S ● 6pm MONTHLY BOARD MEETING 	<ul style="list-style-type: none"> ● Set up Patsy Cline ● 12pm Friday Bridge 	HOLD - Patsy Cline
Hold For Clean Up	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 12:30pm Monday/Thursday Bridge ● 1pm Games Group ● 4:30pm Escentrics ● 5:30pm New Owners Reception 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June 	<ul style="list-style-type: none"> ● 7am ecstatic dance 9:00pm ● 9am Advanced Line Dancing ● 1pm Games Group 	<ul style="list-style-type: none"> ● 8:30am ECC Meeting ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with June ● 11am Thursday line dance ● 12:30pm Monday/Thursday Bridge 	<ul style="list-style-type: none"> ● 12pm Friday Bridge 	<ul style="list-style-type: none"> ● 7:30am 80s Laser Show ● 9am Pagosa Pines
<ul style="list-style-type: none"> ● 1pm Spiritual Experiences Group of 	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 12:30pm Monday/Thursday Bridge ● 1pm Games Group ● 4:30pm Escentrics 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June 	<ul style="list-style-type: none"> ● 8:30am ECC Work Session ● 9am Advanced Line Dancing ● 1pm Games Group 	<ul style="list-style-type: none"> ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with June ● 11am Thursday line dance ● 12:30pm Monday/Thursday Bridge 	<ul style="list-style-type: none"> ● 10am Bookclub ● 12pm Friday Bridge 	End of summer BASH and TH
	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 12:30pm Monday/Thursday Bridge ● 1pm Games Group ● 4:30pm Escentrics 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June 	<ul style="list-style-type: none"> ● 9am Advanced Line Dancing ● 1pm Games Group 	<ul style="list-style-type: none"> ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with June ● 11am Thursday line dance ● 12:30pm Monday/Thursday Bridge 	<ul style="list-style-type: none"> ● 10am Saddle Mountain ● 12pm Friday Bridge 	HOLD

ECC Liaison Report

DESCRIPTIONS	July		YTD	Previous YTD		
	7/3	7/18	2024	2023	2022	2021
Construction of new Single Family Residential and Modular Home	2	3	43	45	69	87
Mobile /Manufactured New or used placement	0	0	0	0	5	4
Major Projects	1	3	32	49	53	59
Minor Projects	11	13	163	256	320	343
Owner initiated Variance Request	0	0	5	9	8	16
Solar	0	0	5	27	17	0
Boat Dock Permit / liscense	0	1	1	0	7	4
Sign/ Banner permanent and temporary	0	0	3	2	2	3
Seasonal and Temporary structures	3	1	11	11	27	9
Written Request: Tree Removal/Fire Mitigation)	10	8	62	102	126	126
Written Request:Extensions/Revisions	6	10	148	280	255	136
Written Request: Miscellaneous	8	3	62	85	92	107
Construction of new Commercial Structure	0	0	0	2	2	3
Construction of Multi-family structures	0	0	0	2	0	0
Total Application submissions	45	42	534	883	981	857
As Form Inspection Additions	1	2	41	54	54	x
Total Approved Applications	45	41	543	871	955	846
Notes						

PAGOSA LAKES PROPERTY OWNER'S ASSOCIATION, INC.
APPLICATION
FOR NOMINATION TO THE ENVIRONMENTAL CONTROL COMMITTEE

DATE: 7/18/24

TO FILL VACANCY

NAME: David Rosandich PHONE: 414-510-7072
BLOCK/LOT: _____ SUBDIVISION: Highlands
STREET ADDRESS: 14 Sugarloaf Dr Pagosa Springs
MAILING ADDRESS: "same"

1. Are you now a resident of Pagosa Lakes, and if so, how long? Yes - 6 yrs
2. Present activities (community, social, civic, employment, etc.) Actively
Participate in recreational activities
mainly as an individual. Also participate!
Attend several events during the year.
3. Past experience of value in this position: Attended many working session
meetings. Understanding basic building concepts
resolved conflicts through discussion and input
following prescribed concepts. Continuously learning
new concepts.
4. Why I am interested in serving on the Environmental Control Committee: I'm interested
in several factors. Help to maintain a positive
local community. Desire to stay informed
and assist community members achieve
positive experiences as we move forward.
5. Special talents, abilities, experience that I feel recommend me for the nomination:
Worked in an educational and industrial
background with plenty of problem solving
situations. Details are important in my view
of solution to concerns, with a broad view of goals

I understand that to be eligible to serve on the Environmental Control Committee, I must be a member of the Association in good standing as defined by the PLPOA Bylaws. Further, the obligations of being a Committee member will necessitate attendance at regular and special meetings of the Committee. I certify that I am willing and able to serve if appointed as a member of the Committee.

SIGNED: David Rosandich

Received by Department: 7/18/24 S 2U
(Date)

CAPITAL IMPROVEMENT PLAN UPDATE - ADMIN 6/30/24

Capital Improvement Plan

PROJECT	Capital Fund	2024	2025	2026	2027	2028	NOTES
Extend Trail -Lake Forest-Aspenglow	Parks & Trails				430,000		
Extend Trail - Park Ave. -Holiday	Parks & Trails					350,000	
Rec Center Parking Additional Lot	Recreation	114,062					
Rec Center Multi-Purpose Field	Recreation		520,000				
Restroom Buildings	Recreation		115,000				
Mailbox Improvement - Vista	General	196,517					
Village Lake Boat Ramp Improve	General			50,000			
TOTALS (with inflation factor applied)		324,555	693,436	57,058	512,783	436,164	\$2,023,995.91

CAPITAL IMPROVEMENT FUND BALANCE AS OF 6/30/2024

TOTAL FUNDS	\$501,218						
Annual Transfer		313,740	329,427	329,427	329,427	329,427	
Lot Sales transfer		76,018					
TOTAL - BALANCE, TRANSFERS & FUNDING	\$501,218	\$566,421	\$202,412	\$599,781	\$416,425	\$309,688	

ACTION NOTES

2025 - Transfer of \$125,000 from Emergency fund to capital fund			125,000				
TOTAL WITH ACTION NOTES		\$566,421	\$327,412	\$599,781	\$416,425	\$309,688	

INFLATION FACTOR

4.50%

Additional projects to consider:

CAPITAL IMPROVEMENT PLAN UPDATE - ADMIN 6/30/24

Capital Improvement Plan

PROJECT	Capital Fund	2024	2025	2026	2027	2028	NOTES
Extend Trail -Lake Forest-Aspenglow	Parks & Trails					430,000	
Extend Trail - Park Ave. -Holiday	Parks & Trails				350,000		
Gymnasium	Recreation		520,000				
Rec Center Parking Additional Lot	Recreation	252,000					
Rec Center Multi-Purpose Field	Recreation				400,000		
Rec Restroom Buildings	Recreation				115,000		
Mailbox Improvement - Vista	General	274,106					
Village Lake Boat Ramp Improve	General			50,000			
TOTALS (with inflation factor applied)		549,781	567,853	57,058	1,031,529	535,858	\$2,742,079

CAPITAL IMPROVEMENT FUND BALANCE AS OF 6/30/2024

TOTAL FUNDS \$501,218

Annual Transfer		313,740	329,427	362,370	398,607	438,467	increased contribution 5% in 2025; 2026-2028 increase an additional 10% each year
Lot Sales transfer		76,018					
TOTAL - BALANCE, TRANSFERS & FUNDING		\$501,218	\$341,196	\$202,770	\$633,081	\$125,159	\$27,768

ACTION NOTES

2025 - Transfer of \$125,000 from Emergency fund to capital fund
 Estimated 2024 Surplus

TOTAL WITH ACTION NOTES \$441,196 \$327,770 \$758,081 \$125,159 \$27,768

INFLATION FACTOR 4.50%

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is made and entered into as of _____, 2024, by and between the **Board of County Commissioners of Archuleta County, Colorado**, a political subdivision of the State of Colorado, with its principal place of business at 398 Lewis Street, Pagosa Springs, Colorado 81147 (the “County”), and the **Pagosa Lakes Property Owners Association**, a Colorado nonprofit corporation, with its principal place of business at 230 Port Avenue, Pagosa Springs, Colorado 81147 (“PLPOA”) (collectively, the “Parties”).

WHEREAS, PLPOA is the common interest community responsible for the ownership, management, and control of several tracts of land, including Parcel A, South Village Lake, Archuleta County, Colorado (“Parcel A”). Parcel A is currently used for recreational purposes and PLPOA would like to further develop Parcel A with a multi-purpose youth sports field.

WHEREAS, as a privately owned parcel of land, Parcel A is currently unavailable for use by the general public.

WHEREAS, the County desires to provide greater access to recreational facilities to the public but does not have feasible locations on which to do so.

WHEREAS, the County, as a public entity, can apply for public grants such as those provided by Great Outdoors Colorado (“GOCO”) and desires to pursue such grant funding to assist PLPOA in constructing multi-purpose youth sports fields.

WHEREAS, PLPOA and the County desire to work together to obtain funding to improve a portion of Parcel A for use as a multi-purpose youth sports field.

WHEREAS, the Parties wish to memorialize the basic understandings with respect to Parcel A and seeking funding for its improvement.

NOW, THEREFORE, in consideration of the joint and mutual promises contained herein and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged, the Parties state as follows:

1. **Project Description.** The Project shall consist of the construction of a multi-purpose youth sports field on Parcel A (the “Sports Field”).
2. **Grant Funding.** County shall use its reasonable efforts to identify and pursue grant funding opportunities from GOCO and any other applicable source of grant funding (collectively, “Grant Funds”) in an amount reasonably sufficient to cover the costs to PLPOA of improving Parcel A for use as a Sports Field. PLPOA agrees to cooperate with County in all reasonable respects to obtain such grant funding, including providing necessary documentation and attending meetings.
3. **Construction.** PLPOA shall be responsible for the design and construction of the Sports Field, including contractor and materials selection. PLPOA shall be responsible for obtaining all necessary permits and approvals for the Project.

4. **Public Use.** If Grant Funds and/or other public funds are contributed for the Sports Field, upon completion of the Project, the Sports Field shall be open to the general public for recreational use for a period of not less than thirty (30) years. PLPOA may establish reasonable rules and regulations governing the use of the Sports Field, which may include scheduling preferences for PLPOA-sponsored activities. The Parties agree that if County contributes Grant Funds and/or other public funds to assist in improving Parcel A for use as the Sports Field, and PLPOA accepts such funds, an instrument shall be recorded against Parcel A to indicate that the Sports Field shall be open to the general public for recreational use for a period of not less than thirty (30) years, subject to the terms of this Memorandum of Understanding.
5. **Maintenance and Operations.** PLPOA shall be responsible for the ongoing maintenance and operation of the Sports Field, including scheduling its use. County may, at its sole discretion, provide financial or in-kind assistance for maintenance and operations.
6. **Revaluation.** If Grant Funds are insufficient to offset PLPOA's costs for the Sports Field, as determined by PLPOA, PLPOA and County may re-evaluate options for improving Parcel A based on the available funds. If sufficient Grant Funds are not obtained by _____, the Parties will re-evaluate whether or how to proceed with respect to the Sports Field.

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the date first written above.

ARCHULETA COUNTY

By: _____

Name: Veronica Medina

Title: Chair, Archuleta Board of County Commissioners

PAGOSA LAKES PROPERTY OWNERS ASSOCIATION

By: _____

Name:

Title: President

**RESOLUTION 2024-05
OF THE BOARD OF DIRECTORS
PAGOSA LAKES PROPERTY OWNERS' ASSOCIATION, INC.**

**A RESOLUTION REVISING RULES AND REGULATIONS
Replacing Resolution 2022-12**

WHEREAS, The Declaration of Restrictions and Bylaws governing the Pagosa Lakes Property Owners Association, allow for the implementation of Rules and Regulations for the Association, and

WHEREAS, Rules and Regulations are established and enforced for the benefit and protection of all property owners. There is statutory authority for such enforcement in the State of Colorado Revised Statutes: CRS 38-33, 3-302, - and 38-33, 3-220, and

WHEREAS, the Association previously adopted amended Rules and Regulations on July 30, 2022, and

WHEREAS, the Association will amend Section E. of the Neighborhood Rules and Regulations, now

THEREFORE, BE IT RESOLVED by the Board of Directors that certain set of Rules and Regulations made as part of the minutes of this meeting referenced hereby to be identified henceforth as the "Pagosa Lakes Property Owners Association Neighborhood Rules and Regulations" effective August 8, 2024, replace the previous Rules and Regulations, as well as previously adopted resolutions amended by these newly revised Rules and Regulations. The newly revised Rules and Regulations shall be posted to the Pagosa Lakes Property Owners Association web site, www.plpoa.com, and copies shall be available in the Association office at 230 Port Ave., Pagosa Springs, CO 81147, to all Property Owners within Pagosa Lakes.

THEREFORE; BE IT RESOLVED Resolution 2024-05 is ADOPTED this 8th day of August 2024 by the PLPOA Board of Directors.

PRESIDENT'S AND SECRETARY'S CERTIFICATION: The undersigned, respectively being the President and Secretary of Pagosa Lakes Property Owners Association, a Colorado nonprofit corporation, certify that the foregoing Resolution 2024-05 was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on 8 August 2024, and in witness thereof, the undersigned have subscribed their names.

PAGOSA LAKES PROPERTY OWNERS' ASSOCIATION, a Colorado nonprofit corporation,

By: _____
Lars Schneider, President

ATTEST:
By: _____
Monte Whitman, Secretary

RESOLUTION 2024-06
OF THE BOARD OF DIRECTORS
OF
PAGOSA LAKES PROPERTY OWNERS' ASSOCIATION
Replacing Resolution 2023-04
(Confirming Depository Relationships)

RESOLVED, That the Pagosa Lakes Property Owners Association, Inc., Pagosa Springs, Colorado, a Colorado non-profit corporation, does hereby designate TBK Bank, Edward Jones, and First Citizens Bank (hereinafter "Financial Institutions"), as depositories for the funds of this corporation in its various enumerated accounts. The Financial Institutions be and are hereby authorized to accept for credit to this corporation and/or for collection any and all bills and notes payable to the corporation or in which it may have an interest when endorsed in the name of this corporation in writing, by rubber stamp or otherwise, with or without a designation of the party making such endorsement. All transactions in connection therewith shall be governed by the conditions, rules, regulations, customs and practices now or hereafter adopted or practiced by the Financial Institutions or Clearing House Association, including but not limited to those that, as hereinafter specified, the following are officers of this corporation who have been duly and regularly elected and/or appointed on the accounts, certificates of deposit, or safe deposit boxes, so indicated:

1. _____
Lars Schneider, President

2. _____
Sasha King, Vice-President

3. _____
Monte Whitman, Secretary

4. _____
Ericka Bailey, Treasurer

5. _____
Allen Roth, General Manager

AND THAT any two of the above-named persons are hereby authorized to withdraw said funds from said PLPOA depository on the check of the corporation or by endorsement on Certificates of Deposit, signed as aforesaid and that the said persons are authorized to withdraw funds and/or contents of safe deposit boxes and they are hereby authorized to endorse and receive payment of bills and notes payable to the corporation, and the said Financial Institutions are hereby authorized to pay any such instruments so signed by endorsed and presented to it for payment; and

BE IT FURTHER RESOLVED, that the said authority hereby conferred shall be in full force until written notice of the revocation or replacement thereof by the Board of Directors of this corporation shall have been received by said depository and that the Secretary be and is hereby authorized and directed to deliver to the Financial Institutions a certified copy of this resolution and to certify to the Financial Institutions the true

and correct signatures of the above-named officers.

LIMITATIONS ON SIGNATURES: Any two (2) signatures are required.

SECRETARY'S CERTIFICATE: I, Monte Whitman do hereby certify that I am the duly appointed, qualified and acting Secretary of the Pagosa Lakes Property Owners Association of Pagosa Springs, Archuleta County, Colorado, a non-profit corporation organized and existing under and by virtue of the law of the State of Colorado, and I further certify that the foregoing is a full, true and correct copy of a Resolution adopted at a regular meeting of the Board of Directors of the corporation held on the 8th of August 2024, at which a quorum of the said Board were present and acting. I further certify that said Resolution is in full force and effect and has not been vacated or set aside and that the signatures of the respective officers of said corporation appearing on this document are the true signatures of the respective officers whose signatures they purport to be:

TAX IDENTIFICATION NUMBER: 84-0711564

ATTEST:

Secretary of the Board

President of the Board

