



**Board of Directors Regular Meeting
September 12, 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**

August 8, 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 lot Consolidation permit applications for review**
- 8. Committee Reports:**
 - a. ECC Liaison Report August 2024 Meeting Minutes
 - b. Parks & Trails Committee
 - c. Youth Committee
- 9. Unfinished Business**
 - a. Capital Improvement – Gymnasium Project
 - b. MOU – Archuleta County – Multi-purpose field
 - c. Archery Range Location Layout & Update
- 10. New Business**
 - a. Contract award – Vista Mailbox Project
- 11. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 12. Adjournment**



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

MINUTES

Board Attendees: Lars Schneider-President by PROXY Staff: Allen Roth- GM, Katie Benoit – CT,
Sasha King-Vice President Larry Lynch-DPE, Keith Cramer-DCS
Ericka Bailey-Treasurer by PROXY Ryan Graham-RA
Monty Whitman-Secretary Jen Pitcher-Lifestyles
Directors- Zane Kraetsh, Wade Lundy and
Patrick Moore Recording Secretary – Candace Selk Barnes

Owners/Guests: Linn Moore, Steve Chaney, Kurt Raymond, Dennis Medina

1. **Call to Order at 6:00 pm** by VP King with reminder no audio or video recording allowed.
2. **Verification of Quorum by Board Secretary Whitman**
 - a. Approval of Agenda – Motion by Whitman and 2nd by Lundy to approve agenda. Passed
3. **Approval of the minutes** – Motion to approve July 11, 2024 Regular Meeting of the Board Minutes by Moore, 2nd Whitman. Passed.
4. **Disclosures of Conflicts:** NONE
5. **Owner/Member comments:** Open discussion regarding costs, funding, use clarification of the proposed gymnasium and all purpose field between Owner Moore, owner/members of the Parks & Trails Committee listed above, Board and staff members.
6. **Staff Reports:**
 - a. General Manager’s Report- as submitted by Roth
 - b. Treasurers Report – as submitted by Benoit.
 - c. Department of Property & Environment Report as submitted by Lynch.
 - d. Department of Recreation Amenities Report as submitted Graham.
 - e. Department of Community Standards Report as submitted by Cramer.
 - f. Lifestyle Report as submitted by Pitcher.

Motion to approve Staff Reports as presented by Lundy, 2nd Moore. Passed.

7. There are 2 land use and 5 lot Consolidations up for review

Motion to approve both land use and all 5 consolidations as presented by Lundy, 2nd Whitman. Passed.

8. Committee Reports:

- a. ECC Liaison Report July 2024 Meeting Minutes-Motion to accept by Moore, 2nd Whitman. Passed.
 - Motion to appoint David Rosandich to ECC by Lundy, 2nd Moore. Passed.

9. Unfinished Business

- ~~a.~~ Capital Improvement Schedule & Funding In review of the discussions from the work session, an updated Capital Improvement Plan was presented and approved.

Motion to approve by Whitman, 2nd King. Passed.

- b. Memorandum of Understanding – Youth Athletic Field & Youth Sports – no update from County atty, discussion by members of board and GM regarding adding some language section 4. GM to determine if necessary.



- c. Resolution 2024-05-Update Rules & Regs to comply with SB 24-134.

Motion to accept said Resolution by Moore, 2nd Lundy. Passed.

- d. Archery Range location. GM Roth reports a change of access to site off Bonanza instead of Trails Blvd.

10. New Business

- a. Resolution 2024-06 Confirming Depository

Motion to approve by Lundy, 2nd King. Passed.

- b. Contract award – Rec parking lot.

Motion to award contract to PAP by Whitman, 2nd Moore. Unanimous with proxies.

Discussion regarding the of addition of asphalt to contract and funding possibilities.

Motion to add asphalt using surplus 2024 funds not to exceed \$100K to PAP contract by Whitman, 2nd Lundy. Passed.

- 11. **Owner/Member comments:** Owner Raymond asked for time frame of gymnasium build and vote by owners.

Owner Medina clarified that if budgeted funding for same goes above; additional financial need go to owners with increase in dues or special assessment.

12. Correspondence- NONE

- 13. **Adjournment** – Motion to adjourn at 7:20 pm by Lundy, 2nd Moore. Passed.

Respectfully submitted by:

Monty Whitman, Board Secretary

Candace Selk Barnes, Recording Secretary

INTEROFFICE MEMORANDUM

TO: ERICKA BAILEY

FROM: KATIE BENOIT

SUBJECT: ACCOUNTING NOTES FOR AUGUST 2024.

DATE: August 31, 2024

As of August 31, 2024, the Association has received \$1,928,550* or 97.3% of the total billed 2024 regular assessments of \$1,982,825. For the same period in 2023, the collections were approximately \$1,784,000 or 98.4% of the total of \$1,812,900 billed.

*Does not include 128 properties on payment plans.

Certificates of Deposit as of August 31, 2024:

MATURITY	RATE	VALUE	FUND
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 8/31/2024

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$178,596.73			\$178,596.73
11540 - First Citizens Bank Operating	\$65,564.70			\$65,564.70
11541 - First Citizens Bank Sweep - Operating	\$1,231,100.81			\$1,231,100.81
12100 - Edward Jones Operating	\$75,227.49			\$75,227.49
12110 - Edward Jones Emergency Fund	\$270,741.46			\$270,741.46
12200 - Edward Jones Capital Improvement		\$501,890.26		\$501,890.26
13820 - Edward Jones Reserves			\$680,539.06	\$680,539.06
13841 - First Citizens Bank Reserves - CDARS			\$153,096.04	\$153,096.04
13850 - Edward Jones Trails Maintenance Reserves			\$163,747.64	\$163,747.64
14000 - Accounts Receivable	\$123,522.26			\$123,522.26
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	\$1,282.82			\$1,282.82
15200 - Accts Rec.-Prepaid Legal	\$15.95			\$15.95
15300 - Accts Rec.-Supplemental Health	(\$292.78)			(\$292.78)
15500 - Interfund-Due To/Due From	(\$389,758.00)	\$389,758.00		-
16000 - Prepaid Expenses	\$52,932.16			\$52,932.16
Total Current Assets	\$1,685,178.77	\$891,648.26	\$997,382.74	\$3,574,209.77
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 8/31/2024

19900 - Accumulated Depreciation	(\$3,465,893.06)			(\$3,465,893.06)
Total Fixed Assets	\$4,005,961.65			\$4,005,961.65
Total Assets	\$5,691,140.42	\$891,648.26	\$997,382.74	\$7,580,171.42
Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$4,908.49			\$4,908.49
20100 - Accrued Expenses	\$60,251.06			\$60,251.06
22000 - Prepaid Assessments	\$19,053.57			\$19,053.57
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	\$220,063.33			\$220,063.33
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	\$981,991.13	\$356,170.63	(\$167,697.92)	\$1,170,463.84
Total Equity	\$5,471,077.09	\$891,648.26	\$997,382.74	\$7,360,108.09
Total Liabilities / Equity	\$5,691,140.42	\$891,648.26	\$997,382.74	\$7,580,171.42

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	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	1,950.00	-	1,950.00	272,700.00	260,000.00	12,700.00	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	(294.25)	-	(294.25)	(3,628.84)	(35,000.00)	31,371.16	(35,000.00)
40400 - Carry Forward	-	-	-	-	125,000.00	(125,000.00)	125,000.00
40500 - Late Charges	920.30	-	920.30	26,469.37	35,000.00	(8,530.63)	35,000.00
40600 - Other Income-Lien Fees	-	-	-	6,000.00	7,000.00	(1,000.00)	7,000.00
40700 - Delinquent Postage Fees	404.88	208.33	196.55	3,616.01	1,666.64	1,949.37	2,500.00
40800 - Delinquent Door Notice Fees	-	291.67	(291.67)	3,611.32	2,333.36	1,277.96	3,500.00
41000 - Lot Consolidation Fee	6,500.00	2,500.00	4,000.00	24,125.00	20,000.00	4,125.00	30,000.00
41010 - Other Income-Transfer Fees	8,820.00	5,717.75	3,102.25	47,780.00	45,742.00	2,038.00	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	1,495.60	1,666.67	(171.07)	28,673.17	13,333.36	15,339.81	20,000.00
Total Admin Service Income	19,796.53	10,384.42	9,412.11	1,885,981.66	1,917,090.36	(31,108.70)	1,958,628.00
Community Standards Income							
42000 - Filing Fee	1,710.00	1,506.00	204.00	14,082.00	10,230.00	3,852.00	13,500.00
42010 - Review & Inspect Fee	21,540.00	12,834.00	8,706.00	103,511.00	87,157.00	16,354.00	115,000.00
42020 - Permit Transfer Fee	-	-	-	500.00	-	500.00	-
42100 - DCS Fines	1,500.00	391.00	1,109.00	4,499.28	2,652.00	1,847.28	3,500.00
42300 - Community Enhancement	(92.00)	447.00	(539.00)	3,300.00	3,029.00	271.00	4,000.00
Total Community Standards Income	24,658.00	15,178.00	9,480.00	125,892.28	103,068.00	22,824.28	136,000.00
Property & Environment Income							
44000 - Fishing Permits	17,819.24	14,166.67	3,652.57	156,565.10	113,333.36	43,231.74	170,000.00
44010 - Boat Permits	1,060.00	1,208.33	(148.33)	16,890.00	9,666.64	7,223.36	14,500.00
44100 - Weed Control	315.00	41.67	273.33	315.00	333.36	(18.36)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	266.64	(266.64)	400.00
44300 - Other-DPE (Seed/Fertilizer)	1,044.00	541.67	502.33	6,874.00	4,333.36	2,540.64	6,500.00
Total Property & Environment Income	20,238.24	15,991.67	4,246.57	180,644.10	127,933.36	52,710.74	191,900.00
Community Lifestyle Income							
46000 - Community Activities	534.38	500.00	34.38	2,453.50	2,400.00	53.50	4,000.00
46100 - Newsletter Advertising	-	-	-	2,075.42	2,000.00	75.42	8,000.00
46200 - Rent-Clubhouse	1,150.00	1,200.00	(50.00)	5,860.00	6,672.00	(812.00)	9,000.00
46210 - Kitchen Rental	-	100.00	(100.00)	-	500.00	(500.00)	600.00
46220 - Accessory Rental-Tablecloths	-	50.00	(50.00)	50.00	200.00	(150.00)	250.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46230 - Clubhouse Cleaning	-	-	-	500.00	600.00	(100.00)	900.00
46300 - Vista Garden Income	366.15	375.00	(8.85)	1,304.35	2,250.00	(945.65)	3,000.00
Total Community Lifestyle Income	2,050.53	2,225.00	(174.47)	12,243.27	14,622.00	(2,378.73)	25,750.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	52,918.50	30,091.00	22,827.50	293,560.33	274,743.00	18,817.33	352,841.00
48200 - Timeshare Owners-Amenities	-	-	-	182,827.50	60,942.00	121,885.50	60,942.00
48300 - Sponsored Events/Programs	1,225.00	1,075.00	150.00	13,200.00	15,657.00	(2,457.00)	20,500.00
48400 - Rental Income	179.50	450.00	(270.50)	2,463.00	2,800.00	(337.00)	4,000.00
48500 - Retail	92.49	357.00	(264.51)	532.85	1,713.00	(1,180.15)	2,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	395.83	(395.83)	4,772.50	3,166.64	1,605.86	4,750.00
48700 - Swim Lesson Revenue	-	500.00	(500.00)	7,480.00	4,000.00	3,480.00	6,000.00
49999 - Fund Transfers - Rec	-	10,028.75	(10,028.75)	-	80,230.00	(80,230.00)	120,345.00
Total Recreation Amenities Income	54,415.49	42,897.58	11,517.91	504,836.18	443,251.64	61,584.54	571,878.00
Total Income	121,158.79	86,676.67	34,482.12	2,709,597.49	2,605,965.36	103,632.13	2,884,156.00

Operating Expense

Admin Service Expense

50000 - Payroll-Admin	32,459.37	33,333.33	873.96	249,145.67	266,666.64	17,520.97	400,000.00
50010 - Payroll-Overtime-Admin	151.61	41.67	(109.94)	244.26	333.36	89.10	500.00
50020 - Payroll Taxes-Admin	2,736.78	2,666.67	(70.11)	22,430.92	21,333.36	(1,097.56)	32,000.00
50100 - Health Insurance-Admin	4,657.30	6,129.17	1,471.87	32,920.42	42,904.19	9,983.77	73,550.00
50110 - Dental Insurance-Admin	677.22	341.67	(335.55)	3,047.49	2,733.36	(314.13)	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	444.42	400.00	(44.42)	600.00
50130 - Retirement-Admin	1,828.47	1,750.00	(78.47)	14,537.25	14,000.00	(537.25)	21,000.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	12,600.00	12,600.00	-	16,800.00
50150 - Insurance-Workers Comp-Admin	255.80	166.67	(89.13)	1,023.02	1,333.36	310.34	2,000.00
50160 - Life Insurance-All	211.16	200.00	(11.16)	1,739.40	1,600.00	(139.40)	2,400.00
50190 - Payroll-Paychex	949.36	1,208.33	258.97	7,259.45	9,666.64	2,407.19	14,500.00
50195 - Misc (Admin Cafeteria Plan)	213.00	133.33	(79.67)	987.00	1,066.64	79.64	1,600.00
50200 - Office Supplies	380.93	541.67	160.74	3,235.98	4,333.36	1,097.38	6,500.00
50250 - Software Expense	2,118.00	2,375.00	257.00	16,159.00	19,000.00	2,841.00	28,500.00
50251 - Office Equip Repair/Tech Help	1,138.32	1,000.00	(138.32)	7,879.09	8,000.00	120.91	12,000.00
50260 - Equipment Leases	-	266.67	266.67	1,634.28	2,133.36	499.08	3,200.00
50300 - Postage	1,186.26	916.67	(269.59)	9,432.25	7,333.36	(2,098.89)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	333.36	333.36	500.00
50320 - Copies/Printing	-	41.67	41.67	-	333.36	333.36	500.00
50400 - Dues & Fees	223.00	125.00	(98.00)	1,388.00	1,000.00	(388.00)	1,500.00
50410 - Education-Seminars	675.00	708.33	33.33	1,848.72	5,666.64	3,817.92	8,500.00
50420 - Subscriptions	-	22.92	22.92	183.59	183.36	(.23)	275.00
50500 - Gas/Mileage	-	16.67	16.67	50.92	133.36	82.44	200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50700 - Board Meetings/Discretionary	180.34	100.00	(80.34)	628.77	800.00	171.23	1,200.00
50710 - Online Elections	-	1,250.00	1,250.00	-	10,000.00	10,000.00	15,000.00
50900 - Misc. & Contingency	206.85	83.33	(123.52)	871.77	666.64	(205.13)	1,000.00
50950 - Advertisement	29.95	83.33	53.38	446.00	666.64	220.64	1,000.00
51000 - Audit	-	2,333.33	2,333.33	-	18,666.64	18,666.64	28,000.00
51100 - Legal	12,420.47	4,166.67	(8,253.80)	41,516.47	33,333.36	(8,183.11)	50,000.00
51101 - Legal - billed	(404.00)	-	404.00	(10,056.23)	-	10,056.23	-
51200 - Legal-Collections	3,360.69	5,833.33	2,472.64	16,494.52	46,666.64	30,172.12	70,000.00
51201 - Legal-Collections-billed	(4,529.27)	(4,583.33)	(54.06)	(14,665.74)	(36,666.64)	(22,000.90)	(55,000.00)
51500 - Property Taxes	-	83.33	83.33	1,543.76	666.64	(877.12)	1,000.00
51510 - Income Tax	-	34.75	34.75	-	278.00	278.00	417.00
52000 - Insurance Deductibles	-	83.33	83.33	-	666.64	666.64	1,000.00
52010 - Master Insurance	-	28,000.00	28,000.00	73,728.21	68,000.00	(5,728.21)	68,000.00
53000 - Bank Charges	-	41.67	41.67	33.34	333.36	300.02	500.00
53010 - Credit Card Charges	2,049.86	1,166.67	(883.19)	13,227.84	9,333.36	(3,894.48)	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	66.64	66.64	100.00
53030 - Delinquent Account Expenses	-	291.67	291.67	870.00	2,333.36	1,463.36	3,500.00
Total Admin Service Expense	64,625.85	92,453.52	27,827.67	512,829.84	578,898.99	66,069.15	841,442.00
Community Standards Expense							
60000 - Payroll-DCS	28,085.62	24,065.17	(4,020.45)	187,751.84	192,521.36	4,769.52	288,782.00
60010 - Payroll-Overtime-DCS	687.63	166.67	(520.96)	2,014.74	1,333.36	(681.38)	2,000.00
60020 - Payroll Taxes-DCS	2,415.96	2,000.00	(415.96)	16,836.16	16,000.00	(836.16)	24,000.00
60100 - Health Insurance-DCS	4,469.02	5,237.50	768.48	34,784.96	36,662.50	1,877.54	62,850.00
60110 - Dental Insurance-DCS	677.20	375.00	(302.20)	3,258.24	3,000.00	(258.24)	4,500.00
60120 - Vision Insurance-DCS	60.69	54.17	(6.52)	452.11	433.36	(18.75)	650.00
60130 - Retirement-DCS	1,176.53	1,333.33	156.80	10,191.61	10,666.64	475.03	16,000.00
60140 - HRA-Health Reimbursement-DCS	1,400.00	1,000.00	(400.00)	9,600.00	9,000.00	(600.00)	12,000.00
60150 - Insurance-Workers Comp-DCS	682.34	375.00	(307.34)	2,683.56	3,000.00	316.44	4,500.00
60200 - Office/Field Supplies/Expenses	295.72	320.00	24.28	914.63	2,903.00	1,988.37	4,500.00
60230 - Uniforms	-	36.00	36.00	-	323.00	323.00	500.00
60310 - DCS Copier	930.36	562.50	(367.86)	4,343.15	4,500.00	156.85	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	-	666.64	666.64	1,000.00
60410 - Professional Fees	-	40.42	40.42	127.50	323.36	195.86	485.00
60430 - Training	-	116.67	116.67	244.00	933.36	689.36	1,400.00
60500 - DCS Vehicle Gas	-	225.00	225.00	922.37	1,800.00	877.63	2,700.00
60530 - Vehicle Exp-Sport S 63	84.79	62.50	(22.29)	352.26	500.00	147.74	750.00
60540 - Vehicle Exp-Sport SL 29	-	62.50	62.50	317.00	500.00	183.00	750.00
60700 - ECC Expenses	-	75.00	75.00	60.43	600.00	539.57	900.00
60900 - Contingency	-	36.00	36.00	-	323.00	323.00	500.00
60910 - Capital Expenditures	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
60930 - Community Enhancement	32.96	3,000.00	2,967.04	33,162.58	29,000.00	(4,162.58)	50,000.00
Total Community Standards Expense	40,998.82	39,351.76	(1,647.06)	308,017.14	315,989.58	7,972.44	487,017.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Property & Environment Expense							
61000 - Payroll-DPE	26,674.03	30,550.58	3,876.55	214,412.36	244,404.64	29,992.28	366,607.00
61010 - Payroll-Overtime-DPE	170.54	416.67	246.13	1,068.54	3,333.36	2,264.82	5,000.00
61020 - Payroll Taxes-DPE	2,252.45	2,508.33	255.88	19,207.31	20,066.64	859.33	30,100.00
61100 - Health Insurance-DPE	3,514.87	5,761.67	2,246.80	29,870.43	40,331.69	10,461.26	69,140.00
61110 - Dental Insurance-DPE	615.86	375.00	(240.86)	3,132.81	3,000.00	(132.81)	4,500.00
61120 - Vision Insurance-DPE	45.17	54.58	9.41	462.99	436.64	(26.35)	655.00
61130 - Retirement-DPE	1,375.03	1,416.67	41.64	12,045.98	11,333.36	(712.62)	17,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	1,200.00	400.00	8,400.00	10,800.00	2,400.00	14,400.00
61150 - Insurance-Workers Comp-DPE	1,365.96	625.00	(740.96)	5,685.98	5,000.00	(685.98)	7,500.00
61200 - Office/Field Supplies	244.88	33.33	(211.55)	266.16	266.64	.48	400.00
61210 - Tools, Supplies Expense	96.71	716.67	619.96	2,448.85	5,733.36	3,284.51	8,600.00
61220 - Janitorial Supplies	308.77	250.00	(58.77)	1,792.30	2,000.00	207.70	3,000.00
61230 - Uniforms	-	125.00	125.00	789.38	1,000.00	210.62	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	690.00	1,000.00	310.00	1,500.00
61350 - Enforcement/Signage	227.87	916.67	688.80	6,529.68	7,333.36	803.68	11,000.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	94.06	66.64	(27.42)	100.00
61352 - Signage	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
61410 - Seminars/Training/CE	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
61500 - Vehicle-Gas	-	1,174.67	1,174.67	4,684.86	9,397.36	4,712.50	14,096.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	891.81	666.64	(225.17)	1,000.00
61530 - Dept Auto #3/06 Ford	398.34	250.00	(148.34)	903.26	2,000.00	1,096.74	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	423.62	1,000.00	576.38	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	274.38	1,000.00	725.62	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	279.21	1,000.00	720.79	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	7.69	125.00	117.31	916.47	1,000.00	83.53	1,500.00
61580 - Kubota Tractor 201	251.15	41.67	(209.48)	251.15	333.36	82.21	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	1,236.34	1,666.64	430.30	2,500.00
61592 - Kubota Tractor 2022	-	166.67	166.67	759.81	1,333.36	573.55	2,000.00
61600 - Facilities Maintenance	315.90	625.00	309.10	5,572.83	5,000.00	(572.83)	7,500.00
61601 - Equipment Maintenance	181.41	375.00	193.59	824.16	3,000.00	2,175.84	4,500.00
61602 - Trailer Maintenance	-	83.33	83.33	397.96	666.64	268.68	1,000.00
61603 - Boating Improvements	-	375.00	375.00	3,517.72	3,000.00	(517.72)	4,500.00
61604 - Lakes Fisheries & Parks/Repair & Maint	140.61	750.00	609.39	2,804.04	6,000.00	3,195.96	9,000.00
61605 - Fence Maint & Construction	-	208.33	208.33	179.36	1,666.64	1,487.28	2,500.00
61606 - Parks & Trails Expense	767.76	458.33	(309.43)	3,091.58	3,666.64	575.06	5,500.00
61610 - Consulting	-	250.00	250.00	1,759.00	1,750.00	(9.00)	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	1,534.00	1,666.64	132.64	2,500.00
61620 - Fire Mitigation	3,524.17	1,916.67	(1,607.50)	6,764.52	15,333.36	8,568.84	23,000.00
61630 - Grass Seed/Fertilizer	-	500.00	500.00	7,225.92	4,000.00	(3,225.92)	6,000.00
61631 - Insect, Disease & Noxious Weeds	-	250.00	250.00	945.32	2,000.00	1,054.68	2,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61632 - Water Quality Testing	350.00	83.33	(266.67)	350.00	666.64	316.64	1,000.00
61633 - Weeds & Algae Control	-	2,083.33	2,083.33	12,310.22	16,666.64	4,356.42	25,000.00
61640 - Porta Potties	135.20	416.67	281.47	1,988.00	3,333.36	1,345.36	5,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	5,487.80	3,333.36	(2,154.44)	5,000.00
61645 - Pumping Services	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	227.75	666.64	438.89	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	66.64	66.64	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	765.81	2,333.36	1,567.55	3,500.00
61960 - Stocking & Food Chain	-	9,500.00	9,500.00	74,425.00	76,000.00	1,575.00	114,000.00
Total Property & Environment Expense	43,764.37	66,766.49	23,002.12	447,688.73	529,320.25	81,631.52	799,698.00
Community Lifestyle Expense							
62250 - Website-Front Steps	373.33	333.33	(40.00)	2,273.44	2,666.64	393.20	4,000.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	17,983.64	14,000.00	(3,983.64)	28,000.00
62800 - Community Activities & Events	2,590.49	1,750.00	(840.49)	6,485.55	14,000.00	7,514.45	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	333.36	333.36	500.00
62820 - Facilities-Clubhouse	-	208.33	208.33	77.41	1,666.64	1,589.23	2,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	900.00	1,000.00	100.00	1,500.00
62840 - Landscaping Clubhouse	93.82	41.67	(52.15)	215.40	333.36	117.96	500.00
62940 - Community Garden	64.13	416.67	352.54	1,655.29	3,333.36	1,678.07	5,000.00
Total Community Lifestyle Expense	3,121.77	2,916.67	(205.10)	29,590.73	37,333.36	7,742.63	63,000.00
Recreation Amenities Expense							
63000 - Payroll-DRA	30,730.66	28,992.00	(1,738.66)	231,008.70	231,936.00	927.30	347,904.00
63010 - Payroll-Overtime-DRA	8.21	41.67	33.46	449.48	333.36	(116.12)	500.00
63020 - Payroll Taxes-DRA	2,581.24	2,291.67	(289.57)	20,540.60	18,333.36	(2,207.24)	27,500.00
63100 - Health Insurance-DRA	2,026.25	3,142.50	1,116.25	16,365.55	21,997.50	5,631.95	37,710.00
63110 - Dental Insurance-DRA	549.44	216.67	(332.77)	1,990.56	1,733.36	(257.20)	2,600.00
63120 - Vision Insurance-DRA	45.17	37.50	(7.67)	331.25	300.00	(31.25)	450.00
63130 - Retirement-DRA	890.04	875.00	(15.04)	7,557.44	7,000.00	(557.44)	10,500.00
63140 - HRA-Health Reimbursement-DRA	800.00	600.00	(200.00)	5,600.00	5,400.00	(200.00)	7,200.00
63150 - Insurance-Workers Comp-DRA	422.96	208.33	(214.63)	1,729.50	1,666.64	(62.86)	2,500.00
63200 - Supplies-Building	700.28	833.33	133.05	5,378.57	6,666.64	1,288.07	10,000.00
63210 - Supplies-Programs	153.13	750.00	596.87	1,700.39	6,000.00	4,299.61	9,000.00
63220 - Janitorial/Housekeeping	-	166.67	166.67	208.35	1,333.36	1,125.01	2,000.00
63230 - Uniforms	-	200.00	200.00	-	800.00	800.00	1,000.00
63250 - EZ Facility Software	615.94	416.67	(199.27)	4,648.88	3,333.36	(1,315.52)	5,000.00
63251 - Tech Help	-	41.67	41.67	-	333.36	333.36	500.00
63320 - Office Supplies/Printing	156.93	266.67	109.74	716.32	2,133.36	1,417.04	3,200.00
63400 - Dues/Subscriptions	47.15	20.83	(26.32)	523.75	166.64	(357.11)	250.00
63410 - Seminars/Training	1,140.00	-	(1,140.00)	1,280.00	1,100.00	(180.00)	2,200.00
63500 - Business Mileage	-	-	-	266.90	-	(266.90)	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63600 - Maintenance Building	1,674.19	1,666.67	(7.52)	9,121.45	13,333.36	4,211.91	20,000.00
63601 - Maintenance-Grounds & Parking	1,217.94	333.33	(884.61)	2,018.22	2,666.64	648.42	4,000.00
63602 - Maintenance-Pool	4,015.66	1,750.00	(2,265.66)	18,833.82	14,000.00	(4,833.82)	21,000.00
63800 - Pagosa Springs Porpoises Swim	-	375.00	375.00	3,709.74	3,000.00	(709.74)	4,500.00
63810 - Swim Lesson Expense	1,240.00	395.83	(844.17)	3,480.00	3,166.64	(313.36)	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	25.02	333.36	308.34	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	3,304.92	3,333.36	28.44	5,000.00
63920 - Merchandise	12.46	166.67	154.21	90.69	1,333.36	1,242.67	2,000.00
64010 - Utilities-Gas Rec	2,867.24	3,650.00	782.76	23,505.77	29,200.00	5,694.23	43,800.00
64020 - Utilities-Electric Rec	4,641.39	3,502.92	(1,138.47)	25,391.38	28,023.36	2,631.98	42,035.00
64030 - Utilities-Water Rec	732.83	687.50	(45.33)	4,803.42	5,500.00	696.58	8,250.00
64040 - Utilities-Waste Control Rec	-	175.00	175.00	1,034.48	1,400.00	365.52	2,100.00
64050 - Irrigation Water Rec	25.81	83.33	57.52	95.03	666.64	571.61	1,000.00
64060 - Utilities-Alarm Rec	371.70	166.67	(205.03)	1,193.40	1,333.36	139.96	2,000.00
64070 - Utilities-TV-Telephone Rec	218.94	291.67	72.73	1,741.80	2,333.36	591.56	3,500.00
Total Recreation Amenities Expense	57,885.56	52,804.11	(5,081.45)	398,645.38	420,190.38	21,545.00	634,449.00
Utilities Expense							
70010 - Gas Admin	27.13	208.33	181.20	1,021.08	1,666.64	645.56	2,500.00
70020 - Electric Admin	389.31	358.33	(30.98)	2,783.72	2,866.64	82.92	4,300.00
70030 - Water Admin	356.41	500.00	143.59	1,760.05	4,000.00	2,239.95	6,000.00
70040 - Waste Control Admin	183.38	183.33	(.05)	1,400.98	1,466.64	65.66	2,200.00
71010 - Gas Shop	27.13	250.00	222.87	1,133.21	2,000.00	866.79	3,000.00
71020 - Electric Shop	62.26	183.33	121.07	819.69	1,466.64	646.95	2,200.00
71030 - Water Shop	79.79	87.50	7.71	518.17	700.00	181.83	1,050.00
71040 - Waste Shop	146.28	150.00	3.72	1,066.87	1,200.00	133.13	1,800.00
72010 - Gas Clubhouse	37.38	433.33	395.95	2,208.14	3,466.64	1,258.50	5,200.00
72020 - Electric Clubhouse	181.36	183.33	1.97	1,175.85	1,466.64	290.79	2,200.00
72030 - Water Clubhouse	219.32	225.00	5.68	1,123.45	1,800.00	676.55	2,700.00
73000 - Cellular Phones	182.48	291.67	109.19	2,095.18	2,333.36	238.18	3,500.00
73010 - Telephone-All Depts Except Rec	360.37	416.67	56.30	2,624.15	3,333.36	709.21	5,000.00
74000 - Street Lights	135.14	166.67	31.53	992.74	1,333.36	340.62	2,000.00
74010 - Water Other Assoc Lots	190.65	33.33	(157.32)	4,236.85	266.64	(3,970.21)	400.00
74020 - Aerator	26.99	833.33	806.34	2,888.89	6,666.64	3,777.75	10,000.00
74030 - Internet	372.45	375.00	2.55	2,985.52	3,000.00	14.48	4,500.00
Total Utilities Expense	2,977.83	4,879.15	1,901.32	30,834.54	39,033.20	8,198.66	58,550.00
Total Expense	213,374.20	259,171.70	45,797.50	1,727,606.36	1,920,765.76	193,159.40	2,884,156.00
Operating Net Total	(92,215.41)	(172,495.03)	80,279.62	981,991.13	685,199.60	296,791.53	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	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	1,090.53	1,666.67	(576.14)	3,641.98	13,333.36	(9,691.38)	20,000.00
Total Capital Improvement Income	1,090.53	1,666.67	(576.14)	393,399.98	327,073.36	66,326.62	333,740.00
Total Income	1,090.53	1,666.67	(576.14)	393,399.98	327,073.36	66,326.62	333,740.00
Capital Expense							
Capital Improvement Expense							
95007 - Mailbox Improvements	100.00	-	(100.00)	100.00	-	(100.00)	-
95009 - Parking Lot - Rec Center	500.00	-	(500.00)	14,646.00	-	(14,646.00)	128,208.00
95011 - Vista Mailbox Development	-	-	-	22,483.35	-	(22,483.35)	219,000.00
Total Capital Improvement Expense	600.00	-	(600.00)	37,229.35	-	(37,229.35)	347,208.00
Total Expense	600.00	-	(600.00)	37,229.35	-	(37,229.35)	347,208.00
Capital Net Total	490.53	1,666.67	(1,176.14)	356,170.63	327,073.36	29,097.27	(13,468.00)

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	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	3,665.33	1,916.67	1,748.66	23,571.96	15,333.36	8,238.60	23,000.00
Total Reserve Income	3,665.33	1,916.67	1,748.66	492,416.96	475,678.36	16,738.60	483,345.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	-	-	56,400.00	56,400.00	-	56,400.00
81100 - Interest-Trails Maint Reserves	852.66	1,000.00	(147.34)	13,260.74	8,000.00	5,260.74	12,000.00
Total Trails Maintenance Income	852.66	1,000.00	(147.34)	69,660.74	64,400.00	5,260.74	68,400.00
Total Income	4,517.99	2,916.67	1,601.32	562,077.70	540,078.36	21,999.34	551,745.00
Reserve Expense							
84001 - Exercise Equipment	7,243.50	-	(7,243.50)	7,243.50	-	(7,243.50)	-
84003 - Replace ATV	-	-	-	9,218.80	-	(9,218.80)	-
84014 - Replace Air Unit - Rec Center	90.00	-	(90.00)	434,143.71	700,000.00	265,856.29	700,000.00
84019 - Greenbelt Fire Mitigation	-	-	-	22,000.00	-	(22,000.00)	45,000.00
84023 - Replace Mailbox - Reserves	3,448.50	45,428.00	41,979.50	12,290.46	45,428.00	33,137.54	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	10,782.00	45,428.00	34,646.00	533,155.00	802,431.00	269,276.00	861,799.00
Trails Maintenance Expense							
89001 - Seal Coat Vista Blvd	-	-	-	16,045.05	15,063.00	(982.05)	15,063.00
89002 - Seal Coat-N. Pagosa-2017 Addition	-	-	-	13,121.64	11,352.00	(1,769.64)	11,352.00
89004 - Repave Lake Forest	-	72,161.00	72,161.00	-	72,161.00	72,161.00	72,161.00
89005 - Repave N. Pagosa Blvd.	55,751.83	109,770.00	54,018.17	167,453.93	109,770.00	(57,683.93)	109,770.00
Total Trails Maintenance Expense	55,751.83	181,931.00	126,179.17	196,620.62	208,346.00	11,725.38	208,346.00
Total Expense	66,533.83	227,359.00	160,825.17	729,775.62	1,010,777.00	281,001.38	1,070,145.00
Reserve Net Total	(62,015.84)	(224,442.33)	162,426.49	(167,697.92)	(470,698.64)	303,000.72	(518,400.00)
Net Total	(153,740.72)	(395,270.69)	241,529.97	1,170,463.84	541,574.32	628,889.52	(531,868.00)

DEPARTMENT OF PROPERTY AND ENVIRONMENT

BOARD REPORT, SEPTEMBER 2024

By Larry D Lynch

- Lakes and Fisheries** – Heading into late summer the lakes are in fair condition, definitely been a long summer and it will be good to see things cool off some. Water temperatures have dropped a few degrees and are now in the upper 60's, dissolved oxygen levels are good and lake levels have maintained at a higher level due to a good monsoon season this year (unlike last year). The fishing has been improving as we cool off and I am planning on implementing a fall stocking toward the end of the month with approximately 5000 lbs. of 12-16 inch rainbow trout dispersed in all four lakes. We are expecting our annual dam inspections later this month by the State Dam Safety Engineer, Matt Gavin and should be in good shape for that, we have been keeping up with dam maintenance projects all summer. We continue to see some minor algae issues in the lakes in late August and early September and have been treating the lakes with Cutrine Ultra and copper sulfate algaecides as needed including partial lake treatments of Lake Pagosa, Village Lake and Hatcher Lake.
- DPE Projects** – The DPE crew has been busy working on a number of projects the past few weeks including continued brush chipping operations at the maintenance facility; constructing a drainage swale in greenbelt on East Golf Place catching a road culvert and diverting it away from a condo complex; building a new dock for the Eaton Estates homeowners; as well as a number of projects. Upcoming projects will include installing large concrete pads at 2 new mailbox locations in Meadows; work on prepping lake aeration systems in preparation for fall; continued National Forest fence monitoring and repairs as the cattle move up into the Hatcher area this fall; working on establishing irrigation for the landscaping of the new parking lot at Rec Center, tying into the corner valve in lawn; we will be servicing and pumping out the new vault toilets at Hatcher and Lake Pagosa this month, the new units have been functioning perfectly, producing very little odor issues and easy to maintain; and fall lawn and grounds work on all the facilities along with janitorial duties.
- Greenbelt Thinning Operations**- Our contractors have moved into the final greenbelt tract in the Lake Forest subdivision; a large tract north of the lake where approximately 100 trees are being thinned out to provide improved spacing along with oak brush removal in the understory. It's looking good and the contractors plan to be finished around the 9th or 10th.
- Pinon Lake** – We have received a few complaints from neighbors in Pines I about some odor issues coming off of Pinon Lake. I believe it is most likely decomposing biomass

issues in the bottom layers of the lake, and when the golf course irrigates at night those odors can be spread into the surrounding areas, a kind of rotten egg smell, hydrogen sulfide. Pinon lake is not one of the Pagosa Lakes community owned lakes, it is owned by the golf course and Wyndham resorts. I am planning to assist the owners and the Archuleta County health department in looking at ways that the issue could be mitigated including early season weed and algae control possibilities, and a possible lake aeration package that could help mix the lake strata to help alleviate odors.

5. **Noxious weed control** – I have been continuing with noxious weed control efforts in late summer including treating Canada Thistle, musk thistle, yellow toadflax in areas around the lakes, along the trail systems (all trails), in some of the open spaces and have been assisting a number of owners with private property applications this month. I plan to continue efforts into early October.



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

Attendance report for August	2024
Timeshare Sign Ins	2,637
Member Sign Ins	6,826
Total User Attendance	9,463
Programs and Activities Attendance	
All programs in Aerobics Room	152
Water Aerobics	174
Racquetball	117
Basketball	52
Lap Lane	1,401

Manager's Summary:

- I have received quotes on multiple HVAC units for the new gymnasium. Also, Commercial Fitness Solutions, who we purchase fitness equipment through will be providing us a bid on a gymnasium floor. We get roughly a 30% discount when we purchase through Commercial Fitness Solutions, our dealer will see if we get any discounts.
- I have also been working with Jeff Kimbell. He owns RF Identity, it's a company that builds programs to help track sales, growth, assets, etc. He has created a new format on how we sale fishing passes. This will be very beneficial when being audited, we can sale fishing passes faster, it's more efficient and cost saving.
- We are down a custodian; I will be covering a few night or early mornings until we find someone.
- I have been working with EZ Facility on scan cards. We can create an online scan card and email the scan card to the member. The member then can down load the scan card to their phone and use their phone to scan in. This would save about 30% on purchasing scan cards.
- During the week of the triathlon (Aug 19-24), the rec center offered 15% off all memberships, generating \$25,680 in membership revenue. For the entire month of August, we made \$53,756.50 in total.

For comparison, in August 2023, we made \$27,249 in membership revenue. In just one week this year, we nearly matched the total from all of August last year.

Maintenance/Supervision:

- Two new Ellipticals have been purchased. The Life Fitness Ellipticals have finally died on us. We will no longer purchase Life Fitness as they are filling for bankruptcy.

- 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 been helpful.

Programs:

- Swim Lessons will start back up in October. We will be offering beginner, intermediate and advanced lessons.
- On Wednesday evenings, through September we are hosting Retro fitness classes. It's a tribute to Richard Simmons.
- The High School swim team will begin preseason practices starting September 23. They will use the pool on Monday and Wednesday nights from 6-7pm.
- We have another Puppy Yoga on 9/11. Rugby Rescue will be providing the puppies.
- 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.
- Walking Group has been a solid program. We will be offering walking group starting in October.
- I will be running more CPR courses starting late September or early October.

August 2024, Department of Community Standards Report

- There are 81 open violations, as of September 4th.
- We have opened 42 & closed 29 violations this past month. Compliance has been achieved.
- There are 383 current open project permits as of September 4th.
- There were 13 Short Term Rental applications submitted since August 1st.
 - 1 new owners of existing Short Term Rental properties.
 - 6 annual renewals of existing registered STR properties.
 - 6 new registration of STR properties not previously registered.

Currently open violations

XN	Details	Property Address
422914	Maintenance - Damaged/Missing Wainscot	
422920	Unsightly - Overall Appearance	
437169	Building / Construction - Project Permit Process Violation	
437384	Recreational Vehicles	
443569	Building / Construction - Project Permit Process Violation	
462073	Unsightly - General	
488434	Rubbish and Debris	
492979	Unsightly - Improper Storage of Household Furniture	
492980	Building / Construction - Project Permit Process Violation	
492981	Landscaping - General Yard Maintenance	
492982	Repetative Nuisance	
492983	Hazardous Activities - Trespass	
506006	Landscaping - General Yard Maintenance	
514688	Building / Construction - Deviating From Plans	
519127	Vehicle Parking - Parking in the Grass	
519162	Landscaping - Yard Art	
519163	Signs - General	
524176	Building / Construction - Permit Property Posted	
524177	Building / Construction - Project Permit Process Violation	
524178	Architectural - Changing Grade By More Than 12"	
524181	Land and Structures - Rebuild or Remove Damaged Buildings	
524182	Unsightly - Constructions Materials Improperly Stored	
524184	Unsightly - General	
524185	Building / Construction - Project Permit Process Violation	
524186	Vehicle Parking - Parking in the Grass	
524187	Repetative Nuisance	
524188	Parking - Inoperable Vehicle	
524189	Unsightly - Constructions Materials Improperly Stored	
524190	Architectural - Storage of Construction Material	
524191	Unsightly - Improper Storage of Miscellaneous	
524192	Vehicle Parking - Parking in the Grass	
524193	Unsightly - Tires	
524194	Rubbish and Debris	
524195	Repetative Nuisance	
524227	Architectural - Changing Grade By More Than 12"	
528479	Maintenance - Damaged/Missing Roof Material	
528492	Maintenance - Damaged/Missing Siding	
528495	Violation of the Project Agreement/PPP	
528496	Violation of the Project Agreement/PPP	
528512	Vehicle Parking - Parking in the Grass	
528513	Unsightly - General	
528516	Rubbish and Debris	
528517	Architectural - Storage of Construction Materials	
528518	Violation of the Project Agreement/PPP	
528519	Improper Use - Repetitive Nuisance	
528521	Unsightly - Tires	

528522 Vehicle Parking - Parking in the Grass
528526 Building / Construction - Project Permit Process Violation
532882 Building / Construction - Permit Properly Posted
532883 Hazardous Activities - Trespass
532884 Repetative Nuisance
533109 Vehicle Parking - Parking in the Grass
537435 Vehicle Parking - Parking in the Grass
537440 Vehicle Parking - Commercial Vehicle
537441 Vacation Rentals - Boating/Fishing
537456 Building / Construction - Project Permit Process Violation
537457 Lighting - Fully Shielded
537481 Violation of the Project Agreement/PPP
537491 Violation of the Project Agreement/PPP
546070 Violation of the Project Agreement/PPP
550339 Improper Use - ATV/UTV/Motorcycle/Go Cart
550340 Obnoxious, Offensive, Illegal Activities
550348 Hazardous Activities - Trespas
550349 Unsightly - Improper Storage of Household Furniture
550350 Repetative Nuisance
550352 Maintenance - Out Building or Other Structures
550423 Building / Construction - Project Permit Process Violation
550489 Unsightly - Improper Storage of Appliances
550491 Unsightly - Tires
550493 Repetative Nuisance
550494 Maintenance
550495 Landscaping - General Yard Maintenance
550500 Building / Construction - Project Permit Process Violation
550509 Vehicle Parking - Parking in the Grass
550510 Camping on Property
554803 Unsightly - Constructions Materials Improperly Stored
554804 Building/Constructions - Doing Work without a Permit
554807 Building / Construction - Project Permit Process Violation
554809 Parking - Inoperable Vehicle
554812 Vehicle Parking - Parking in the Grass
554816 Vehicle Parking - Parking in the Grass

Violations opened 8/1/24 - 9/4/24

XN	Details	Property Address
	554816 Vehicle Parking - Parking in the Grass	
	554812 Vehicle Parking - Parking in the Grass	
	554809 Parking - Inoperable Vehicle	
	554807 Building / Construction - Project Permit Process Violation	
	554804 Building/Constructions - Doing Work without a Permit	
	554803 Unsightly - Constructions Materials Improperly Stored	
	550510 Camping on Property	
	550509 Vehicle Parking - Parking in the Grass	
	550500 Building / Construction - Project Permit Process Violation	
	550495 Landscaping - General Yard Maintenance	
	550494 Maintenance - Out Building or Other Structures	
	550493 Repetative Nuisance	
	550491 Unsightly - Tires	
	550489 Unsightly - Improper Storage of Appliances	
	550423 Building / Construction - Project Permit Process Violation	
	550352 Maintenance - Out Building or Other Structures	
	550350 Repetative Nuisance	
	550349 Unsightly - Improper Storage of Household Furniture	
	550348 Hazardous Activities - Trespass	
	550340 Obnoxious, Offensive, Illegal Activities	
	550339 Improper Use - ATV/UTV/Motorcycle/Go Cart	
	546070 Violation of the Project Agreement/PPP	
	537491 Violation of the Project Agreement/PPP	
	537481 Violation of the Project Agreement/PPP	
	537457 Lighting - Fully Shielded	
	537456 Building / Construction - Project Permit Process Violation	
	537441 Vacation Rentals - Boating/Fishing	
	537440 Vehicle Parking - Commercial Vehicle	
	537435 Vehicle Parking - Parking in the Grass	
	533109 Vehicle Parking - Parking in the Grass	
	532884 Repetative Nuisance	
	532883 Hazardous Activities - Trespass	
	532882 Building / Construction - Permit Property Posted	
	528526 Building / Construction - Project Permit Process Violation	
	528522 Vehicle Parking - Parking in the Grass	
	528521 Unsightly - Tires	
	528519 Improper Use - Repetitive Nuisance	
	528518 Violation of the Project Agreement/PPP	
	528517 Architectural - Storage of Construction Materials	
	528516 Rubbish and Debris	
	528513 Unsightly - General	
	528512 Vehicle Parking - Parking in the Grass	

Violations closed 8/1/24 - 9/4/24

XN	Details	Property Address
	533097 Animals and Pets - Unleashed/Loose	
	528554 Unsightly - Constructions Materials Improperly Stored	
	528555 Vehicle Parking - Parking in the Grass	
	528527 Vehicle Parking - Parking in the Grass	
	532878 Vehicle Parking - Parking in the Grass	
	537436 Building / Construction - Project Permit Process Violation	
	532879 Unsightly - Snow Removal Equipment	
	537455 Violation of the Project Agreement/PPP	
	541798 Vehicle Parking - Parking in the Grass	
	537506 Lighting - Light Trespass	
	541804 Noise - Construction	
	541799 Violation of the Project Agreement/PPP	
	541805 Landscaping - Damaging Trees	
	537484 Animals and Pets - Noise Nuisance	
	550351 Architectural - Storage of Construction Material	
	546067 Violation of the Project Agreement/PPP	
	546075 Vehicle Parking - Parking in the Grass	
	537496 Landscaping - General Yard Maintenance	
	528559 Vehicle Parking - Parking in the Grass	
	528556 Vehicle Parking - Parking in the Grass	
	550335 Vacation Rentals - Trash/Garbage	
	550488 Rubbish and Debris - Overflowing Trash Receptacle	
	528514 Unsightly - Improper Storage of Household Furniture	
	528515 Unsightly - Improper Storage of Appliances	
	528520 Recreational Vehicles	
	528523 Landscaping - General Yard Maintenance	
	528524 Landscaping - Yard Art	
	528560 Vehicle Parking - Parking in the Grass	
	528561 Improper Use - Repetitive Nuisance	

**Pagosa Lakes Property Owners Association
Lifestyle and Communications Report
Sept 12, 2024
Jenifer Pitcher**

Lifestyle:

- **PLPOA lifestyle upcoming offerings**
 - **Sept 21st Flea Market**
- **Committees**
 - **Garden committee –looking forward to harvest**
 - **Youth Activities – Previous: Aug 21 - upcoming: Sept 18th --- Community outreach Oct 23rd (see aug 21st meeting notes)**
- **Clubhouse group/clubs and rentals:**

Today < > September 2024 🔍 🕒 ⚙️ Month + 📅 🗓️ 📱 						
SUN Sep 1	MON 2	TUE 3	WED 4	THU 5	FRI 6	SAT 7
	<ul style="list-style-type: none"> • 9:30am Line Dancing • 12:30pm Monday/Thursday Bridge • 1pm Games Group • 4:30pm Exercises 	<ul style="list-style-type: none"> • 9:30am Tai Chi with JUNE • 10am Clubhouse fitness with Jane 	<ul style="list-style-type: none"> • 9am Advanced Line Dancing • 1pm Games Group 	<ul style="list-style-type: none"> • 8:30am Tai Chi Only • 10am Clubhouse fitness with Jane • 11am Thursday line dance • 12:30pm Monday/Thursday Bridge 	<ul style="list-style-type: none"> • Tom Costello dance 	<ul style="list-style-type: none"> • Prices Reservation
<ul style="list-style-type: none"> • Capstone meeting 	<ul style="list-style-type: none"> • 9:30am Line Dancing • 12:30pm Monday/Thursday Bridge • 1pm Games Group • 4:30pm Exercises 	<ul style="list-style-type: none"> • 9:30am Tai Chi with JUNE • 10am Clubhouse fitness with Jane 	<ul style="list-style-type: none"> • 9am Advanced Line Dancing • 1pm Games Group 	<ul style="list-style-type: none"> • 8:30am Tai Chi Only • 10am Clubhouse fitness with Jane • 11am Thursday line dance • 12:30pm Monday/Thursday Bridge 		<ul style="list-style-type: none"> • 10am Open Appointment @ Annual Mtg • 4pm library
15	<ul style="list-style-type: none"> • 9:30am Line Dancing • 12:30pm Monday/Thursday Bridge • 1pm Games Group • 4:30pm Exercises 	<ul style="list-style-type: none"> • 9:30am Tai Chi with JUNE • 10am Clubhouse fitness with Jane 	<ul style="list-style-type: none"> • 9am Advanced Line Dancing • 1pm Games Group 	<ul style="list-style-type: none"> • 8:30am Tai Chi Only • 10am Clubhouse fitness with Jane • 11am Thursday line dance • 12:30pm Monday/Thursday Bridge 	<ul style="list-style-type: none"> • 2:45pm Whispering 	<ul style="list-style-type: none"> • PLPOA FALL FLEA MARKET
<ul style="list-style-type: none"> • Workout 	<ul style="list-style-type: none"> • 9:30am Line Dancing • 12:30pm Monday/Thursday Bridge • 1pm Games Group • 4:30pm Exercises 	<ul style="list-style-type: none"> • 9:30am Tai Chi with JUNE • 10am Clubhouse fitness with Jane 	<ul style="list-style-type: none"> • 9am Advanced Line Dancing • 1pm Games Group 	<ul style="list-style-type: none"> • 8:30am Tai Chi Only • 10am Clubhouse fitness with Jane • 11am Thursday line dance • 12:30pm Monday/Thursday Bridge 	<ul style="list-style-type: none"> • Private rental 	<ul style="list-style-type: none"> • chi chi
<ul style="list-style-type: none"> • Todd 	<ul style="list-style-type: none"> • 9:30am Line Dancing • 12:30pm Monday/Thursday Bridge • 1pm Games Group • 4:30pm Exercises 	<ul style="list-style-type: none"> • 9:30am Tai Chi with JUNE • 10am Clubhouse fitness with Jane 	<ul style="list-style-type: none"> • 9am Advanced Line Dancing • 1pm Games Group 	<ul style="list-style-type: none"> • 8:30am Tai Chi Only • 10am Clubhouse fitness with Jane • 11am Thursday line dance • 12:30pm Monday/Thursday Bridge • 5:30am SUDD 	<ul style="list-style-type: none"> • Tom Estate Dance 	<ul style="list-style-type: none"> • Race



Archuleta County
 Development Services / Planning Departments
 1122 Hwy 84 / P. O. Box 1507
 Pagosa Springs, Colorado 81147
 970-264-1390

RECEIVED
 SEP 04 2024

BY: 820
 Lot 98 113 Big Sky PL
 No violations + Nothing Due
 554814
 Lot 99 1662 Meadows Dr
 No violations + Nothing Due
 554815

LOT CONSOLIDATION

Date 8/29/2024

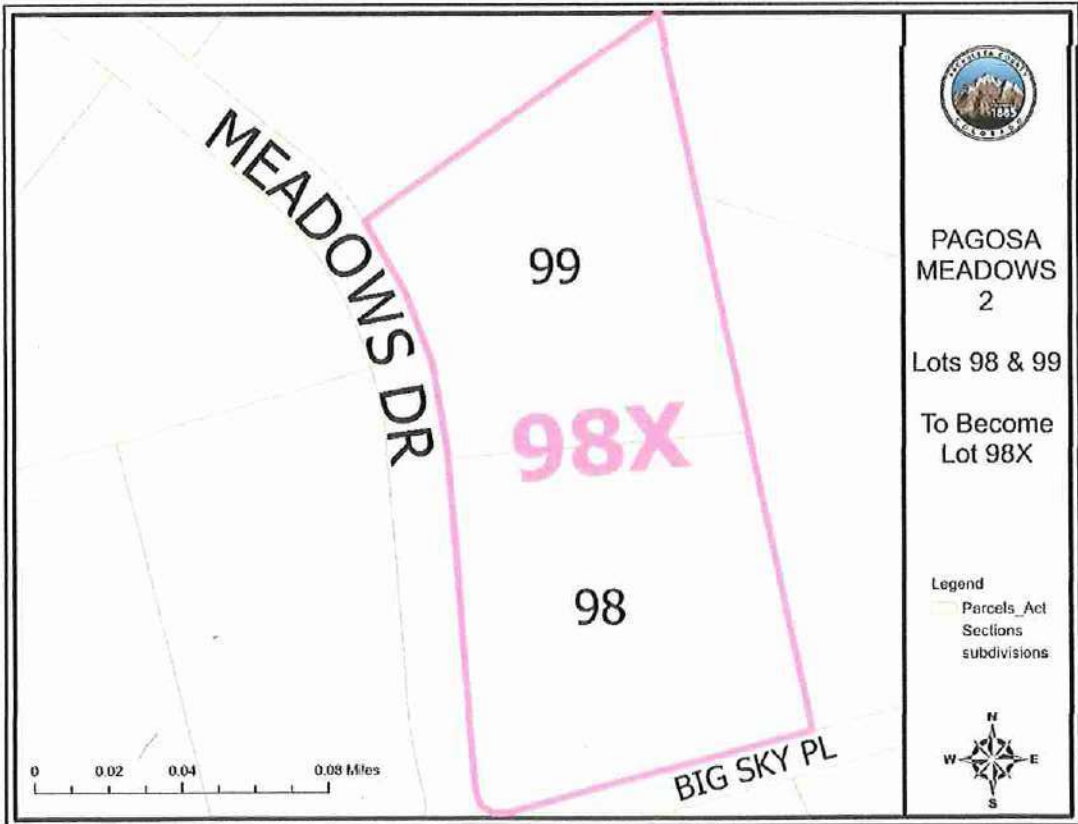
Dear Utility Company/HOA/POA:

The owners of Lots 98 and 99, PAGOSA MEADOWS 2, are proposing by resolution to consolidate Two (2) lots to become lot 98X, 113 Big Sky Pl. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, or (970) 264-1390 prior to 9/29/, 2024.
 (A minimum of 30 days from the date of mailing)

Sincerely,

Cathy Buchfink
 Cathy Buchfink

Charles Buchfink
 Charles Buchfink

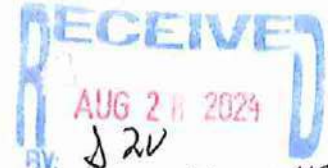




Archuleta County
 Development Services / Planning Departments
 1122 Hwy 84 / P. O. Box 1507
 Pagosa Springs, Colorado 81147
 970-264-1390

LOT CONSOLIDATION

Date AUG 20, 2024



lots together no fees
 Nothing Due + no utility
 Lot 202+203 1386 Harvard Ave

Dear Utility Company/HOA/POA:

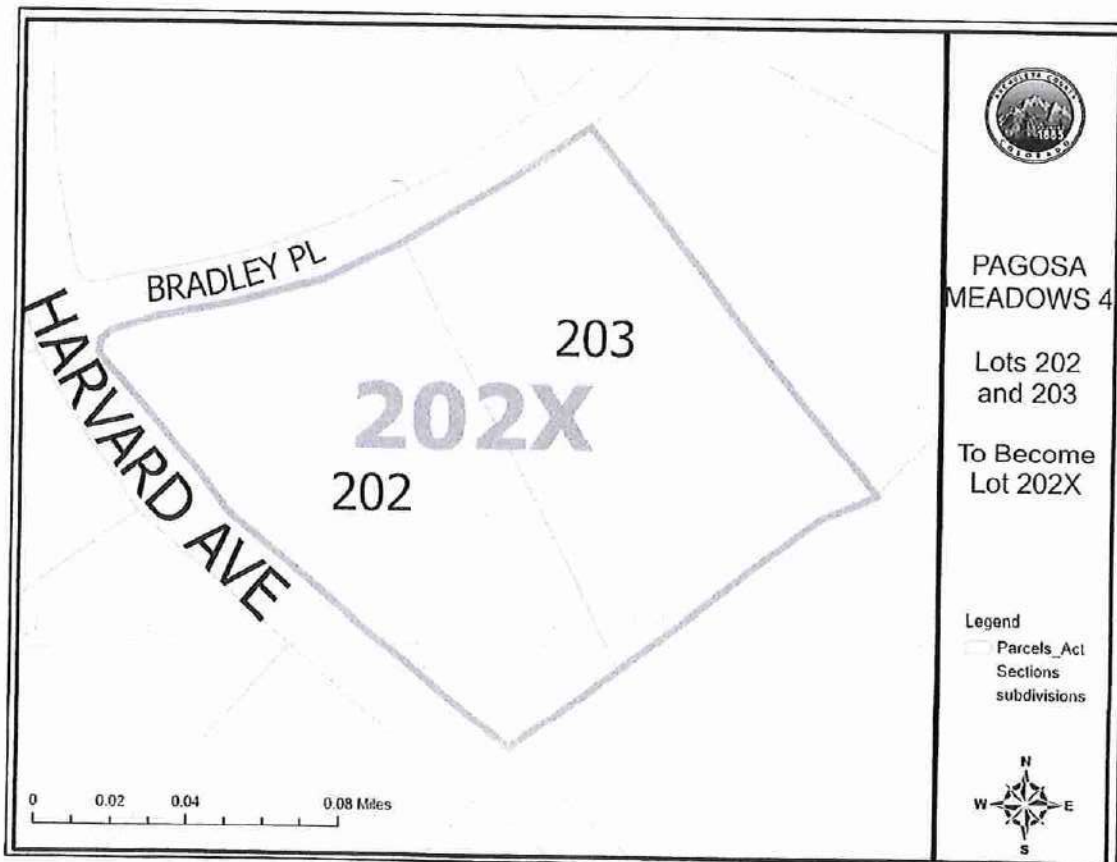
The owners of Lots 202 and 203, PAGOSA MEADOWS 4, are proposing by resolution to consolidate Two (2) lots to become lot 202X, 1386 Harvard Ave. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, or (970) 264-1390 prior to September 30, 2024. 550453

(A minimum of 30 days from the date of mailing)

Sincerely,

Cash Kowald

Amy Kowald



ECC Liaison Report

DESCRIPTIONS	Aug		YTD	Previous YTD		
	8/1	8/15	2024	2023	2022	2021
Construction of new Single Family Residential and Modular Home	3	3	49	45	69	87
Mobile /Manufactured New or used placement	0	0	0	0	5	4
Major Projects	5	5	42	49	53	59
Minor Projects	13	19	195	256	320	343
Owner initiated Variance Request	2	0	7	9	8	16
Solar	0	0	5	27	17	0
Boat Dock Permit / liscense	0	4	5	0	7	4
Sign/ Banner permanent and temporary	0	1	4	2	2	3
Seasonal and Temporary structures	1	0	12	11	27	9
Written Request: Tree Removal/Fire Mitigation)	2	10	74	102	126	126
Written Request:Extensions/Revisions	12	12	172	280	255	136
Written Request: Miscellaneous	6	4	72	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	42	58	634	883	981	857
As Form Inspection Additions	4	5	50	54	54	x
Total Approved Applications	37	58	638	871	955	846
Notes						

MINUTES OF THE PARKS, TRAILS AND OUTDOOR RECREATION COMMITTEE MEETING

THURSDAY, AUGUST 8, 2024

The meeting was called to order at 3 pm by Kurt Raymond, committee chair. Present at the meeting were Mr. Raymond, Dennis Medina, Lisa Foss, Ken Wilburt, Russ Durrer and Steve Chaney. Board liaison Patrick Moore, Lynn Moore (audience) and staff -Larry Lynch.

The minutes of the previous meeting were reviewed and approved by the committee.

Lynch updated the committee on several trail maintenance projects including the completion of the re-surfacing project on portions of the North Pagosa Blvd trail and the Lake Forest Circle Trails. Additionally, the completion of the crack-fill and seal coat work on the Vista Blvd trail and the northerly portion of the North Pagosa Trail. Lynch also updated the committee on the greenbelt thinning projects in 2024 including the large 40-acre tract near Hatcher where the water tank is located; a large meandering greenbelt in Twin creek and a greenbelt in Lake Forest where close to 100 trees are going to be removed.

The committee agreed that a field trip would be a good idea in the next few weeks to take a look at some of the greenbelt thinning work, some of the greenbelts may have potential for future trails or parks and the committee wanted to be familiar with these properties.

The committee discussed long range capital improvements. Lynch updated the group on the long-range plan including the plans to implement new trail projects on North Pagosa Blvd and Park Avenue in 2027 and 2028. Additionally, the North Pagosa to US 160 connector is listed as a project in 2026. However, it is understood that these items will be up for discussion by the Board as will other projects like a proposed gymnasium which might change things. Kurt expressed that he is in support of things like multi-purpose ball fields and possible gymnasium but also expressed that he is concerned that important trail projects could be pushed down the road.

Lynch informed the committee of a recent development at gate 4, on Coronado Cir. A popular National Forest access location for owners over the past many years, the county has posted some no parking signs along the road in that location apparently due to some neighbor complaints about people parked on the road. The committee discussed the matter, including the possibility of looking into additional parking areas where National Forest access could occur.

Kurt moved on to 2013 7-Year master Plan update and expressed his desire to continue moving forward with an update of the plan for late 2024 and for committee members to be thinking about this as we move into the fall.

The committee agreed to meet the following week for a field trip to take a look at some of the larger greenbelt thinning operations where potential future park or trail development could occur and to look at the National Forest access situations.

The meeting was adjourned at 4:45 pm.



**Youth Activities and Facilities Committee Meeting
August 21, 2024 3:30pm
Pagosa Lakes Administration Building
MEETING NOTES**

The meeting started at 3:35 pm

This Committee was caught up on the following:

- a. Bid Approved 50 car parking lot (2024)
- b. Capital Improvement Plan
 - i. 2025
 1. Gymnasium
 - a. \$520,000 into capital fund for facilities
 - b. + Special Assessment @\$200 = Roughly 1,200,000
 - c. Operating Surplus will be asked to roll into capital – exact numbers determined in Sept. (currently looking around 175,00-200,000)
 - ii. 2027 PLPOA Capital contribution along with grant the MOU allows us to apply for
 1. Field \$400,000 Capital
 2. Bathroom \$115,00 Capital
 - c. Survey results
 - d. Rough estimate on bid

A Timeline was discussed on next steps:

- e. I was agreed that the next step is getting official Architect plans – Monty agreed to ask Bryan Dutton of Allegro Design. He will have an estimate to us by Friday 8/23/2024 and has confirmed that he could have preliminary drawings to us by Sept 13th to review at our Sept 18th meeting with a final in plenty of time for our 1st community outreach meeting scheduled for Oct. 23rd. We can certainly reach out to others but time is of the essence, in order to meet the Oct 23rd meeting.
- f. Community outreach – we decided on two. One on Oct 23 and the other in Dec TBD)
 - i. Assign Tasks for Community Outreach Poster:
 1. Rough facilities schedule - Chelsea
 2. Talk to ASD and club programs about commitment of use and doable use fee contract – Stewart
 3. Get some area rates (Durango rec center, 9-R School Dist...) - Chelsea
 4. More non-membership income - More ideas Tournaments, Pickleball 😊 (rates for special events? – group discussion after research) – Terrence
 5. Special assessment comparison – Chelsea



6. Sales analysis - Terrence
 7. Membership, group discussion – Ryan will apply
 8. Non - member rule, , group discussion – Ryan will apply
- g. Set Goal for 2 Community outreach dates**

NEXT MEETING SET FOR: Sept 18th

1st Community Outreach: Oct 23rd

CAPITAL IMPROVEMENT PLAN UPDATE - ADMIN 6/30/24 DRAFT

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 August 20, 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.

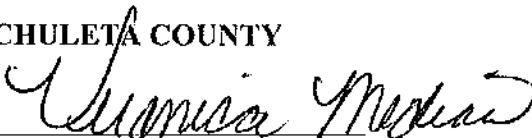
NOW, THEREFORE, in consideration of the joint and mutual promises contained herein and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged, the Parties state as follows:

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 July 1, 2025, 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

GYMNASIUM COST ESTIMATES**STEEL FRAME BUILDING**

Contractor	Estimate	Notes
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US Steel Buildings	\$202,360	80' X 120' X 20' - building only
Cleary Building Corp.	\$407,866	80' X 120' X 20' material and labor
Duro Buildings	\$161,888	80' X 175' X 20' building only
Timberline Construction	\$363,764	80' X 120' X 20' - material and labor

HVAC

SGM Engineering	\$540,000	
Chuck's Expert Service	\$250,000	DXRTU W/ gas heat & CO2 scrubbers 12,000 CFM with 80/60F (DB/WB) mixed air temps during summer, 50F MAT during winter - Includes install

FOUNDATION & CONCRETE SLAB

J4 Construction	\$190,000	4" on grade
Concrete Connection	\$167,500	

ELECTRIC INSTALL**LIGHTING**

MLLG-LED-HB3-200-50-120	\$2,496	Qty-24 - 49 fc - 24 luminaires - 0.37 W/sq.ft.
LED Lighting Supply		

RE-LOCATE ELECTRIC

La Plata Electric

EXCAVATION

Next Generation Excavation	\$120,000	
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FIRE SUPPRESSION SYSTEM**RESTROOMS****SPORT COURT**

Maple Select & 2.0mm underlayment	\$118,792	
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BASKETBALL HOOPS

Wall Mounted -stationary	\$15,400	
Ceiling mounted -key switch operate	\$35,000	

VOLLEYBALL SYSTEMS

Game Netting System	\$14,400	
Referee Stand	\$4,800	

SCOREBOARD

Nevco LED - wireless	\$5,850	
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DESIGN & ENGINEERING

Allegro Design Company	\$52,500	
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GENERAL CONTRACTOR

CONTINGENCY - 10%	\$120,000	
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