



**Board of Directors Regular Meeting
October 10, 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**

September 12, 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 3 lot Consolidation permit applications for review**
- 8. Committee Reports:**
 - a. ECC Liaison Report September 2024 Meeting Minutes
 - b. Youth Committee
 - c. Finance Committee
- 9. Unfinished Business**
 - a. Associate Membership – Sheriff's Office
 - b. Capital Improvement – Gymnasium Project
 - i. Finance Committee Funding Review
 - ii. Architect Proposals
 - iii. Approval Schedule & Youth Committee Presentations
- 10. New Business**
 - a. 2025 Draft Budget Review
 - b. PPP Update – Construction Containers & Dumpsters
- 11. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 12. Adjournment**



**Board of Directors Regular Meeting
September 12, 2024 6pm
Pagosa Lakes Administration Building**

MINUTES

Board Attendees: Lars Schneider, President
Sasha King, Vice President
Ericka Bailey, Treasurer
Monty Whitman, Secretary
Directors: Zane Kraetsch, Wade Lundy & Pat Moore

Staff: Allen Roth, GM Katie Benoit, CT
Larry Lynch, DPE Keith Cramer, DCS
Ryan Graham, RA
Candace Selk Barnes, Recording Secretary

Owners/ Guests: L. Moore, G Geren, D Medina, L Smith, M LeRoux, A Montoya, P Dietrich,
J and G Dykstra. VIA ZOOM – T Frank.

- 1. Call to Order at 6:00 pm by President Schneider**
- 2. Verification of Quorum by Board Secretary Whitman**
 - a. Approval of Agenda - Motion to approve Agenda by Bailey, 2nd Whitman. Unanimous.
- 3. Approval of the minutes**

Motion to approve August 8, 2024 Regular Meeting Minutes by Lundy, 2nd Whitman. Unanimous.

- 4. Disclosures of Conflicts: NONE**
- 5. Owner/Member comments:** Owner LeRoux (also Arch County Sheriff) requested the boards consideration of associate membership to Rec Cntr for Sheriff’s Dept employees to purchase membership during tenure, approx half of staff currently reside in PLPOA. Q&A followed. Rec Ctr Mgr Graham stated that other 1st responder organizations may request the opportunity as well. Owner L. Moore thought it was a great idea and expressed appreciation of Sheriffs Dept. Owner T. Frank stated that the PLPOA Rec Ctr is not a community center and there is a 24 hour fitness gym locally.

- 6. Staff Reports:**
 - a. General Manager’s Report – as submitted and GM Roth stated the Rec Ctr paving lot bid came in lower than budget – move forward.
 - b. Treasurers Report-as submitted. Bailey reported Finance Committee meeting October 1 to review 1st draft Budget 2025.
 - c. Department of Property & Environment Report - as submitted. Lynch reported greenbelt mitigation for 2024 completed, and rainbow trout stocking in early October.
 - d. Department of Recreation Amenities Report – as submitted by Graham.
 - e. Department of Community Standards Report – as submitted by Cramer.
 - f. Lifestyle Report as submitted, Roth said Garden Committee excited for harvest. Owner Flea Mkt this Sat at clubhouse.

Motion to accept Staff Reports as presented by Bailey, 2nd Whitman. Unanimous.

- 7. There are 2 lot Consolidation permit applications for review.**

Motion to accept both consolidations by King, 2nd Bailey. Unanimous.

- 8. Committee Reports:**
 - a. ECC Liaison Report August 2024 Meeting Minutes presented by Bailey.

- b. Parks & Trails Committee- Lynch reported the Committee and Board Liaison Moore recently took a “field trip” of trails. Committee also has ideas regarding use of greenbelts for consideration during budget process.
- c. Youth Activities and Facilities Committee. Board received copy of August 23, 2024 Minutes in packet. Committee Members assigned different aspects of gymnasium for PLPOA owner outreach presentations in upcoming months, prior to Owner vote. Action item to move forward with architectural and engineer.

Motion to approve Committee Reports by Lundy, 2nd by Bailey. Unanimous.

9. Unfinished Business

- a. Capital Improvement – Gymnasium Project – Roth reported electrical estimates have been received. Two remaining include fire suppression and restrooms (code requires A LOT of toilets) Two proposals for Architectural and Engineering. Discussion and clarification ensued with Q&A between board members, GM and owners regarding: previous survey which focused on funding, possible increase in dues, rec membership and one time assessment. Costs of conceptional drawings and proposals. Gymnasium and Multi purpose field are stand alone therefore funding two separate projects which each creating additional revenue while enhancing amenities and property values. Preparation of upcoming owner’s presentations to include open in person, as well as online information.
- b. MOU – Archuleta County – Multi-purpose field – Roth reported that signed MOU by Arch County Commissioners has been received. Owner Medina asked what the County was contributing and was informed that the opportunity to apply for GOCO funds was now available and that teams and tournaments would have fees for use. **Motion to accept and approve by Kraesch, 2nd Lundy. Unanimous.**
- c. Archery Range Location Layout & Update – J. Dykstra reported that the club has received a matching grant of \$63K so working hard to fund is underway. They are working closely with Colorado Parks & Wildlife and Pagosa Bow Club at Cloman Park, and the Bonanza/Trails site will focus on basic/beginner skills with no cost to PLPOA owners. Preparation of engineered drawing, layout/design and topo drainage reports are underway.

10. New Business

- a. Contract award – Vista Mailbox Project – GM Roth reported bids had been received by two contractors, both with excellent experience with completion of other PLPOA projects.

Motion to award the contract to Hutchison by King, 2nd Whitman. Unanimous.

11. Owner/Member comments: Owner Medina requested schedule of upcoming Gym meetings, Owner T. Frank asked about the absence of previous Board president. Answer: he resigned.

12. Adjournment – Motion to adjourn at 8:10pm by Lundy, 2nd Bailey. Unanimous.

Respectfully submitted by:

_____ **Monty Whitman BOD Secretary** _____ **Candace Selk Barnes, Recording Sec**

INTEROFFICE MEMORANDUM

TO: ERICKA BAILEY

FROM: KATIE BENOIT

SUBJECT: ACCOUNTING NOTES FOR SEPTEMBER 2024.

DATE: September 30, 2024

As of September 30, 2024, the Association has received \$1,936,350* or 97.7% of the total billed 2024 regular assessments of \$1,982,825. For the same period in 2023, the collections were approximately \$1,788,600 or 98.7% of the total of \$1,812,900 billed.

*Does not include 118 properties on payment plans.

Certificates of Deposit as of September 30, 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

Investment committee members Ericka Bailey, Katie Benoit and Adam Blocki met on 10/3/24 to review our investments and interest rates. Prior to the meeting, Katie and Allen reviewed cash flows for our Reserve and Capital Funds. Based on those meetings, the investment committee recommends investing reserve funds into a \$50,000 3-month CD, \$50,000 6-month CD, and a \$50,000 9-month CD.

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 9/30/2024

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$396,288.92			\$396,288.92
11540 - First Citizens Bank Operating	\$96,721.60			\$96,721.60
11541 - First Citizens Bank Sweep - Operating	\$496,867.69			\$496,867.69
12100 - Edward Jones Operating	\$75,193.03			\$75,193.03
12110 - Edward Jones Emergency Fund	\$270,747.22			\$270,747.22
12200 - Edward Jones Capital Improvement		\$886,734.05		\$886,734.05
13820 - Edward Jones Reserves			\$652,673.09	\$652,673.09
13841 - First Citizens Bank Reserves - CDARS			\$153,694.87	\$153,694.87
13850 - Edward Jones Trails Maintenance Reserves			\$163,767.81	\$163,767.81
14000 - Accounts Receivable	\$123,345.96			\$123,345.96
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	\$1,057.64			\$1,057.64
15200 - Accts Rec.-Prepaid Legal	\$15.95			\$15.95
15300 - Accts Rec.-Supplemental Health	(\$292.77)			(\$292.77)
16000 - Prepaid Expenses	\$52,932.16			\$52,932.16
Total Current Assets	\$1,589,122.57	\$886,734.05	\$970,135.77	\$3,445,992.39
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
19900 - Accumulated Depreciation	(\$3,465,893.06)			(\$3,465,893.06)

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 9/30/2024

Liabilities / Equity	Operating	Capital	Reserve	Total
Total Fixed Assets	\$4,005,961.65			\$4,005,961.65
Total Assets	\$5,595,084.22	\$886,734.05	\$970,135.77	\$7,451,954.04
Current Liabilities				
20000 - Accounts Payable	\$21,123.39		\$180.00	\$21,303.39
20100 - Accrued Expenses	\$60,251.06			\$60,251.06
22000 - Prepaid Assessments	\$20,363.57			\$20,363.57
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	\$237,588.23		\$180.00	\$237,768.23
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	\$868,410.03	\$351,256.42	(\$195,124.89)	\$1,024,541.56
Total Equity	\$5,357,495.99	\$886,734.05	\$969,955.77	\$7,214,185.81
Total Liabilities / Equity	\$5,595,084.22	\$886,734.05	\$970,135.77	\$7,451,954.04

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	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	975.00	-	975.00	273,675.00	260,000.00	13,675.00	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	(98.25)	-	(98.25)	(3,727.09)	(35,000.00)	31,272.91	(35,000.00)
40400 - Carry Forward	-	-	-	-	125,000.00	(125,000.00)	125,000.00
40500 - Late Charges	275.35	-	275.35	26,744.72	35,000.00	(8,255.28)	35,000.00
40600 - Other Income-Lien Fees	-	-	-	6,000.00	7,000.00	(1,000.00)	7,000.00
40700 - Delinquent Postage Fees	530.20	208.33	321.87	4,146.21	1,874.97	2,271.24	2,500.00
40800 - Delinquent Door Notice Fees	(9.54)	291.67	(301.21)	3,601.78	2,625.03	976.75	3,500.00
41000 - Lot Consolidation Fee	14,625.00	2,500.00	12,125.00	38,750.00	22,500.00	16,250.00	30,000.00
41010 - Other Income-Transfer Fees	7,020.00	5,717.75	1,302.25	54,800.00	51,459.75	3,340.25	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	842.09	1,666.67	(824.58)	29,515.26	15,000.03	14,515.23	20,000.00
Total Admin Service Income	24,159.85	10,384.42	13,775.43	1,910,141.51	1,927,474.78	(17,333.27)	1,958,628.00
Community Standards Income							
42000 - Filing Fee	1,290.00	1,368.00	(78.00)	15,372.00	11,598.00	3,774.00	13,500.00
42010 - Review & Inspect Fee	8,395.36	11,649.00	(3,253.64)	111,906.36	98,806.00	13,100.36	115,000.00
42020 - Permit Transfer Fee	-	-	-	500.00	-	500.00	-
42100 - DCS Fines	4,500.00	355.00	4,145.00	8,999.28	3,007.00	5,992.28	3,500.00
42300 - Community Enhancement	508.00	405.00	103.00	3,808.00	3,434.00	374.00	4,000.00
Total Community Standards Income	14,693.36	13,777.00	916.36	140,585.64	116,845.00	23,740.64	136,000.00
Property & Environment Income							
44000 - Fishing Permits	15,150.79	14,166.67	984.12	171,715.89	127,500.03	44,215.86	170,000.00
44010 - Boat Permits	365.00	1,208.33	(843.33)	17,255.00	10,874.97	6,380.03	14,500.00
44100 - Weed Control	-	41.67	(41.67)	315.00	375.03	(60.03)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	299.97	(299.97)	400.00
44300 - Other-DPE (Seed/Fertilizer)	570.00	541.67	28.33	7,444.00	4,875.03	2,568.97	6,500.00
Total Property & Environment Income	16,085.79	15,991.67	94.12	196,729.89	143,925.03	52,804.86	191,900.00
Community Lifestyle Income							
46000 - Community Activities	-	500.00	(500.00)	2,453.50	2,900.00	(446.50)	4,000.00
46100 - Newsletter Advertising	-	-	-	2,075.42	2,000.00	75.42	8,000.00
46200 - Rent-Clubhouse	200.00	1,200.00	(1,000.00)	6,060.00	7,872.00	(1,812.00)	9,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46210 - Kitchen Rental	-	-	-	-	500.00	(500.00)	600.00
46220 - Accessory Rental- Stage & Sound	-	-	-	50.00	200.00	(150.00)	250.00
46230 - Clubhouse Cleaning	-	-	-	500.00	600.00	(100.00)	900.00
46300 - Vista Garden Income	(25.00)	375.00	(400.00)	1,279.35	2,625.00	(1,345.65)	3,000.00
Total Community Lifestyle Income	175.00	2,075.00	(1,900.00)	12,418.27	16,697.00	(4,278.73)	25,750.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	30,530.00	23,550.00	6,980.00	324,090.33	298,293.00	25,797.33	352,841.00
48200 - Timeshare Owners-Amenities	-	-	-	182,827.50	60,942.00	121,885.50	60,942.00
48300 - Sponsored Events/Programs	1,376.76	1,142.00	234.76	14,576.76	16,799.00	(2,222.24)	20,500.00
48400 - Rental Income	312.00	300.00	12.00	2,775.00	3,100.00	(325.00)	4,000.00
48500 - Retail	145.36	144.00	1.36	678.21	1,857.00	(1,178.79)	2,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	395.83	(395.83)	4,772.50	3,562.47	1,210.03	4,750.00
48700 - Swim Lesson Revenue	840.00	500.00	340.00	8,320.00	4,500.00	3,820.00	6,000.00
49999 - Fund Transfers - Rec	-	10,028.75	(10,028.75)	-	90,258.75	(90,258.75)	120,345.00
Total Recreation Amenities Income	33,204.12	36,060.58	(2,856.46)	538,040.30	479,312.22	58,728.08	571,878.00
Total Operating Income	88,318.12	78,288.67	10,029.45	2,797,915.61	2,684,254.03	113,661.58	2,884,156.00
Operating Expense							
Admin Service Expense							
50000 - Payroll-Admin	31,730.96	33,333.33	1,602.37	280,876.63	299,999.97	19,123.34	400,000.00
50010 - Payroll-Overtime-Admin	16.85	41.67	24.82	261.11	375.03	113.92	500.00
50020 - Payroll Taxes-Admin	2,619.33	2,666.67	47.34	25,050.25	24,000.03	(1,050.22)	32,000.00
50100 - Health Insurance-Admin	4,657.30	6,129.17	1,471.87	37,577.72	49,033.36	11,455.64	73,550.00
50110 - Dental Insurance-Admin	-	341.67	341.67	3,047.49	3,075.03	27.54	4,100.00
50120 - Vision Insurance-Admin	-	50.00	50.00	444.42	450.00	5.58	600.00
50130 - Retirement-Admin	1,787.69	1,750.00	(37.69)	16,324.94	15,750.00	(574.94)	21,000.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	14,000.00	14,000.00	-	16,800.00
50150 - Insurance-Workers Comp-Admin	140.74	166.67	25.93	1,163.76	1,500.03	336.27	2,000.00
50160 - Life Insurance-All	196.21	200.00	3.79	1,935.61	1,800.00	(135.61)	2,400.00
50190 - Payroll-Paychex	983.03	1,208.33	225.30	8,242.48	10,874.97	2,632.49	14,500.00
50195 - Misc (Admin Cafeteria Plan)	133.00	133.33	.33	1,120.00	1,199.97	79.97	1,600.00
50200 - Office Supplies	217.88	541.67	323.79	3,453.86	4,875.03	1,421.17	6,500.00
50250 - Software Expense	2,979.00	2,375.00	(604.00)	19,138.00	21,375.00	2,237.00	28,500.00
50251 - Office Equip Repair/Tech Help	902.26	1,000.00	97.74	8,781.35	9,000.00	218.65	12,000.00
50260 - Equipment Leases	544.76	266.67	(278.09)	2,179.04	2,400.03	220.99	3,200.00
50300 - Postage	1,000.00	916.67	(83.33)	10,432.25	8,250.03	(2,182.22)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	375.03	375.03	500.00
50320 - Copies/Printing	-	41.67	41.67	-	375.03	375.03	500.00
50400 - Dues & Fees	-	125.00	125.00	1,388.00	1,125.00	(263.00)	1,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50410 - Education-Seminars	268.78	708.33	439.55	2,117.50	6,374.97	4,257.47	8,500.00
50420 - Subscriptions	-	22.92	22.92	183.59	206.28	22.69	275.00
50500 - Gas/Mileage	-	16.67	16.67	50.92	150.03	99.11	200.00
50700 - Board Meetings/Discretionary	437.18	100.00	(337.18)	1,065.95	900.00	(165.95)	1,200.00
50710 - Online Elections	6,374.72	1,250.00	(5,124.72)	6,374.72	11,250.00	4,875.28	15,000.00
50900 - Misc. & Contingency	76.81	83.33	6.52	948.58	749.97	(198.61)	1,000.00
50950 - Advertisement	29.95	83.33	53.38	475.95	749.97	274.02	1,000.00
51000 - Audit	-	2,333.33	2,333.33	-	20,999.97	20,999.97	28,000.00
51100 - Legal	6,190.47	4,166.67	(2,023.80)	47,706.94	37,500.03	(10,206.91)	50,000.00
51101 - Legal - billed	(3,388.50)	-	3,388.50	(13,444.73)	-	13,444.73	-
51200 - Legal-Collections	6,193.37	5,833.33	(360.04)	22,687.89	52,499.97	29,812.08	70,000.00
51201 - Legal-Collections-billed	(3,194.44)	(4,583.33)	(1,388.89)	(17,860.18)	(41,249.97)	(23,389.79)	(55,000.00)
51500 - Property Taxes	-	83.33	83.33	1,543.76	749.97	(793.79)	1,000.00
51510 - Income Tax	-	34.75	34.75	-	312.75	312.75	417.00
52000 - Insurance Deductibles	-	83.33	83.33	-	749.97	749.97	1,000.00
52010 - Master Insurance	-	-	-	73,728.21	68,000.00	(5,728.21)	68,000.00
53000 - Bank Charges	-	41.67	41.67	33.34	375.03	341.69	500.00
53010 - Credit Card Charges	2,288.86	1,166.67	(1,122.19)	15,516.70	10,500.03	(5,016.67)	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	74.97	74.97	100.00
53030 - Delinquent Account Expenses	-	291.67	291.67	870.00	2,625.03	1,755.03	3,500.00
Total Admin Service Expense	64,586.21	64,453.52	(132.69)	577,416.05	643,352.51	65,936.46	841,442.00
Community Standards Expense							
60000 - Payroll-DCS	27,457.02	24,065.17	(3,391.85)	215,208.86	216,586.53	1,377.67	288,782.00
60010 - Payroll-Overtime-DCS	34.16	166.67	132.51	2,048.90	1,500.03	(548.87)	2,000.00
60020 - Payroll Taxes-DCS	2,268.40	2,000.00	(268.40)	19,104.56	18,000.00	(1,104.56)	24,000.00
60100 - Health Insurance-DCS	4,531.08	5,237.50	706.42	39,316.04	41,900.00	2,583.96	62,850.00
60110 - Dental Insurance-DCS	-	375.00	375.00	3,258.24	3,375.00	116.76	4,500.00
60120 - Vision Insurance-DCS	-	54.17	54.17	452.11	487.53	35.42	650.00
60130 - Retirement-DCS	1,015.82	1,333.33	317.51	11,207.43	11,999.97	792.54	16,000.00
60140 - HRA-Health Reimbursement-DCS	1,400.00	1,000.00	(400.00)	11,000.00	10,000.00	(1,000.00)	12,000.00
60150 - Insurance-Workers Comp-DCS	368.60	375.00	6.40	3,052.16	3,375.00	322.84	4,500.00
60200 - Office/Field Supplies/Expenses	3.43	462.00	458.57	918.06	3,365.00	2,446.94	4,500.00
60230 - Uniforms	412.19	51.00	(361.19)	412.19	374.00	(38.19)	500.00
60310 - DCS Copier	466.33	562.50	96.17	4,809.48	5,062.50	253.02	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	-	749.97	749.97	1,000.00
60410 - Professional Fees	-	40.42	40.42	127.50	363.78	236.28	485.00
60430 - Training	-	116.67	116.67	244.00	1,050.03	806.03	1,400.00
60500 - DCS Vehicle Gas	217.47	225.00	7.53	1,139.84	2,025.00	885.16	2,700.00
60530 - Vehicle Exp-Sport S 63	-	62.50	62.50	352.26	562.50	210.24	750.00
60540 - Vehicle Exp-Sport SL 29	-	62.50	62.50	317.00	562.50	245.50	750.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60700 - ECC Expenses	220.71	75.00	(145.71)	281.14	675.00	393.86	900.00
60900 - Contingency	-	51.00	51.00	-	374.00	374.00	500.00
60910 - Capital Expenditures	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
60930 - Community Enhancement	3,128.96	3,000.00	(128.96)	36,291.54	32,000.00	(4,291.54)	50,000.00
Total Community Standards Expense	41,524.17	39,523.76	(2,000.41)	349,541.31	355,513.34	5,972.03	487,017.00
Property & Environment Expense							
61000 - Payroll-DPE	23,239.52	30,550.58	7,311.06	237,651.88	274,955.22	37,303.34	366,607.00
61010 - Payroll-Overtime-DPE	101.10	416.67	315.57	1,169.64	3,750.03	2,580.39	5,000.00
61020 - Payroll Taxes-DPE	1,925.80	2,508.33	582.53	21,133.11	22,574.97	1,441.86	30,100.00
61100 - Health Insurance-DPE	3,173.40	5,761.67	2,588.27	33,043.83	46,093.36	13,049.53	69,140.00
61110 - Dental Insurance-DPE	-	375.00	375.00	3,132.81	3,375.00	242.19	4,500.00
61120 - Vision Insurance-DPE	-	54.58	54.58	462.99	491.22	28.23	655.00
61130 - Retirement-DPE	1,320.05	1,416.67	96.62	13,366.03	12,750.03	(616.00)	17,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	1,200.00	400.00	9,200.00	12,000.00	2,800.00	14,400.00
61150 - Insurance-Workers Comp-DPE	795.90	625.00	(170.90)	6,481.88	5,625.00	(856.88)	7,500.00
61200 - Office/Field Supplies	-	33.33	33.33	266.16	299.97	33.81	400.00
61210 - Tools, Supplies Expense	410.16	716.67	306.51	2,859.01	6,450.03	3,591.02	8,600.00
61220 - Janitorial Supplies	282.05	250.00	(32.05)	2,074.35	2,250.00	175.65	3,000.00
61230 - Uniforms	-	125.00	125.00	789.38	1,125.00	335.62	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	690.00	1,125.00	435.00	1,500.00
61350 - Enforcement/Signage	189.61	916.67	727.06	6,719.29	8,250.03	1,530.74	11,000.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	94.06	74.97	(19.09)	100.00
61352 - Signage	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
61410 - Seminars/Training/CE	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
61500 - Vehicle-Gas	719.55	1,174.67	455.12	5,404.41	10,572.03	5,167.62	14,096.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	891.81	749.97	(141.84)	1,000.00
61530 - Dept Auto #3/06 Ford	153.00	250.00	97.00	1,056.26	2,250.00	1,193.74	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	423.62	1,125.00	701.38	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	274.38	1,125.00	850.62	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	279.21	1,125.00	845.79	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	916.47	1,125.00	208.53	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	251.15	375.03	123.88	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	1,236.34	1,874.97	638.63	2,500.00
61592 - Kubota Tractor 2022	-	166.67	166.67	759.81	1,500.03	740.22	2,000.00
61600 - Facilities Maintenance	50.38	625.00	574.62	5,623.21	5,625.00	1.79	7,500.00
61601 - Equipment Maintenance	130.53	375.00	244.47	954.69	3,375.00	2,420.31	4,500.00
61602 - Trailer Maintenance	73.00	83.33	10.33	470.96	749.97	279.01	1,000.00
61603 - Boating Improvements	-	375.00	375.00	3,517.72	3,375.00	(142.72)	4,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61604 - Lakes Fisheries & Parks/Repair & Maint	476.50	750.00	273.50	3,280.54	6,750.00	3,469.46	9,000.00
61605 - Fence Maint & Construction	-	208.33	208.33	179.36	1,874.97	1,695.61	2,500.00
61606 - Parks & Trails Expense	-	458.33	458.33	3,091.58	4,124.97	1,033.39	5,500.00
61610 - Consulting	-	250.00	250.00	1,759.00	2,000.00	241.00	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	1,534.00	1,874.97	340.97	2,500.00
61620 - Fire Mitigation	183.39	1,916.67	1,733.28	6,947.91	17,250.03	10,302.12	23,000.00
61630 - Grass Seed/Fertilizer	-	500.00	500.00	7,225.92	4,500.00	(2,725.92)	6,000.00
61631 - Insect, Disease & Noxious Weeds	-	250.00	250.00	945.32	2,250.00	1,304.68	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	350.00	749.97	399.97	1,000.00
61633 - Weeds & Algae Control	4,460.52	2,083.33	(2,377.19)	16,770.74	18,749.97	1,979.23	25,000.00
61640 - Porta Potties	270.40	416.67	146.27	2,258.40	3,750.03	1,491.63	5,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	5,487.80	3,750.03	(1,737.77)	5,000.00
61645 - Pumping Services	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	227.75	749.97	522.22	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	74.97	74.97	100.00
61910 - Common Area Improvements-Repairs-Equip	30.00	291.67	261.67	795.81	2,625.03	1,829.22	3,500.00
61960 - Stocking & Food Chain	-	9,500.00	9,500.00	74,425.00	85,500.00	11,075.00	114,000.00
Total Property & Environment Expense	38,784.86	66,766.49	27,981.63	486,473.59	596,086.74	109,613.15	799,698.00
Community Lifestyle Expense							
62250 - Website-Front Steps	542.34	333.33	(209.01)	2,815.78	2,999.97	184.19	4,000.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	17,983.64	14,000.00	(3,983.64)	28,000.00
62800 - Community Activities & Events	1,728.57	1,750.00	21.43	8,214.12	15,750.00	7,535.88	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	375.03	375.03	500.00
62820 - Facilities-Clubhouse	-	208.33	208.33	77.41	1,874.97	1,797.56	2,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	900.00	1,125.00	225.00	1,500.00
62840 - Landscaping Clubhouse	-	41.67	41.67	215.40	375.03	159.63	500.00
62940 - Community Garden	27.42	416.67	389.25	1,682.71	3,750.03	2,067.32	5,000.00
Total Community Lifestyle Expense	2,298.33	2,916.67	618.34	31,889.06	40,250.03	8,360.97	63,000.00
Recreation Amenities Expense							
63000 - Payroll-DRA	26,346.69	28,992.00	2,645.31	257,355.39	260,928.00	3,572.61	347,904.00
63010 - Payroll-Overtime-DRA	-	41.67	41.67	449.48	375.03	(74.45)	500.00
63020 - Payroll Taxes-DRA	2,173.70	2,291.67	117.97	22,714.30	20,625.03	(2,089.27)	27,500.00
63100 - Health Insurance-DRA	2,454.17	3,142.50	688.33	18,819.72	25,140.00	6,320.28	37,710.00
63110 - Dental Insurance-DRA	-	216.67	216.67	1,990.56	1,950.03	(40.53)	2,600.00
63120 - Vision Insurance-DRA	-	37.50	37.50	331.25	337.50	6.25	450.00
63130 - Retirement-DRA	844.89	875.00	30.11	8,402.33	7,875.00	(527.33)	10,500.00
63140 - HRA-Health Reimbursement-DRA	800.00	600.00	(200.00)	6,400.00	6,000.00	(400.00)	7,200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	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)	1,970.26	1,874.97	(95.29)	2,500.00
63200 - Supplies-Building	1,459.21	833.33	(625.88)	6,837.78	7,499.97	662.19	10,000.00
63210 - Supplies-Programs	11.03	750.00	738.97	1,711.42	6,750.00	5,038.58	9,000.00
63220 - Janitorial/Housekeeping	-	166.67	166.67	208.35	1,500.03	1,291.68	2,000.00
63230 - Uniforms	-	-	-	-	800.00	800.00	1,000.00
63250 - EZ Facility Software	615.94	416.67	(199.27)	5,264.82	3,750.03	(1,514.79)	5,000.00
63251 - Tech Help	-	41.67	41.67	-	375.03	375.03	500.00
63320 - Office Supplies/Printing	44.00	266.67	222.67	760.32	2,400.03	1,639.71	3,200.00
63400 - Dues/Subscriptions	47.15	20.83	(26.32)	570.90	187.47	(383.43)	250.00
63410 - Seminars/Training	140.00	550.00	410.00	1,420.00	1,650.00	230.00	2,200.00
63500 - Business Mileage	-	-	-	266.90	-	(266.90)	-
63600 - Maintenance Building	5,967.08	1,666.67	(4,300.41)	15,088.53	15,000.03	(88.50)	20,000.00
63601 - Maintenance-Grounds & Parking	269.96	333.33	63.37	2,288.18	2,999.97	711.79	4,000.00
63602 - Maintenance-Pool	2,027.29	1,750.00	(277.29)	20,861.11	15,750.00	(5,111.11)	21,000.00
63800 - Pagosa Springs Porpoises Swim	61.39	375.00	313.61	3,771.13	3,375.00	(396.13)	4,500.00
63810 - Swim Lesson Expense	-	395.83	395.83	3,480.00	3,562.47	82.47	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	25.02	375.03	350.01	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	3,304.92	3,750.03	445.11	5,000.00
63920 - Merchandise	36.28	166.67	130.39	126.97	1,500.03	1,373.06	2,000.00
64010 - Utilities-Gas Rec	3,182.90	3,650.00	467.10	26,688.67	32,850.00	6,161.33	43,800.00
64020 - Utilities-Electric Rec	4,345.13	3,502.92	(842.21)	29,736.51	31,526.28	1,789.77	42,035.00
64030 - Utilities-Water Rec	750.26	687.50	(62.76)	5,553.68	6,187.50	633.82	8,250.00
64040 - Utilities-Waste Control Rec	165.36	175.00	9.64	1,199.84	1,575.00	375.16	2,100.00
64050 - Irrigation Water Rec	29.72	83.33	53.61	124.75	749.97	625.22	1,000.00
64060 - Utilities-Alarm Rec	340.34	166.67	(173.67)	1,533.74	1,500.03	(33.71)	2,000.00
64070 - Utilities-TV-Telephone Rec	224.57	291.67	67.10	1,966.37	2,625.03	658.66	3,500.00
Total Recreation Amenities Expense	52,577.82	53,154.11	576.29	451,223.20	473,344.49	22,121.29	634,449.00
Utilities Expense							
70010 - Gas Admin	27.01	208.33	181.32	1,048.09	1,874.97	826.88	2,500.00
70020 - Electric Admin	-	358.33	358.33	2,783.72	3,224.97	441.25	4,300.00
70030 - Water Admin	283.41	500.00	216.59	2,043.46	4,500.00	2,456.54	6,000.00
70040 - Waste Control Admin	223.80	183.33	(40.47)	1,624.78	1,649.97	25.19	2,200.00
71010 - Gas Shop	27.01	250.00	222.99	1,160.22	2,250.00	1,089.78	3,000.00
71020 - Electric Shop	-	183.33	183.33	819.69	1,649.97	830.28	2,200.00
71030 - Water Shop	85.60	87.50	1.90	603.77	787.50	183.73	1,050.00
71040 - Waste Shop	146.28	150.00	3.72	1,213.15	1,350.00	136.85	1,800.00
72010 - Gas Clubhouse	35.82	433.33	397.51	2,243.96	3,899.97	1,656.01	5,200.00
72020 - Electric Clubhouse	-	183.33	183.33	1,175.85	1,649.97	474.12	2,200.00
72030 - Water Clubhouse	137.91	225.00	87.09	1,261.36	2,025.00	763.64	2,700.00
73000 - Cellular Phones	302.40	291.67	(10.73)	2,397.58	2,625.03	227.45	3,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	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	2,984.52	3,750.03	765.51	5,000.00
74000 - Street Lights	88.38	166.67	78.29	1,081.12	1,500.03	418.91	2,000.00
74010 - Water Other Assoc Lots	4.77	33.33	28.56	4,241.62	299.97	(3,941.65)	400.00
74020 - Aerator	26.99	833.33	806.34	2,915.88	7,499.97	4,584.09	10,000.00
74030 - Internet	378.08	375.00	(3.08)	3,363.60	3,375.00	11.40	4,500.00
Total Utilities Expense	2,127.83	4,879.15	2,751.32	32,962.37	43,912.35	10,949.98	58,550.00
Total Operating Expense	201,899.22	231,693.70	29,794.48	1,929,505.58	2,152,459.46	222,953.88	2,884,156.00
Net Operating Income (Loss)	(113,581.10)	(153,405.03)	39,823.93	868,410.03	531,794.57	336,615.46	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	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	711.54	1,916.67	(1,205.13)	24,283.50	17,250.03	7,033.47	23,000.00
Total Reserve Income	711.54	1,916.67	(1,205.13)	493,128.50	477,595.03	15,533.47	483,345.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	-	-	56,400.00	56,400.00	-	56,400.00
81100 - Interest-Trails Maint Reserves	20.17	1,000.00	(979.83)	13,280.91	9,000.00	4,280.91	12,000.00
Total Trails Maintenance Income	20.17	1,000.00	(979.83)	69,680.91	65,400.00	4,280.91	68,400.00
Total Reserve Income	731.71	2,916.67	(2,184.96)	562,809.41	542,995.03	19,814.38	551,745.00
Reserve Expense							
84001 - Exercise Equipment	7,243.50	-	(7,243.50)	14,487.00	-	(14,487.00)	-
84003 - Replace ATV	-	-	-	9,218.80	-	(9,218.80)	-
84014 - Replace Air Unit - Rec Center	180.00	-	(180.00)	434,323.71	700,000.00	265,676.29	700,000.00
84019 - Greenbelt Fire Mitigation	10,500.00	-	(10,500.00)	32,500.00	-	(32,500.00)	45,000.00
84023 - Replace Mailbox - Reserves	7,938.89	-	(7,938.89)	20,229.35	45,428.00	25,198.65	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	1,777.81	-	(1,777.81)	1,777.81	-	(1,777.81)	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	518.48	-	(518.48)	7,618.58	7,500.00	(118.58)	7,500.00
Total Reserve Expense	28,158.68	-	(28,158.68)	561,313.68	802,431.00	241,117.32	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
89005 - Repave N. Pagosa Blvd.	-	-	-	167,453.93	109,770.00	(57,683.93)	109,770.00
Total Trails Maintenance Expense	-	-	-	196,620.62	208,346.00	11,725.38	208,346.00
Total Reserve Expense	28,158.68	-	(28,158.68)	757,934.30	1,010,777.00	252,842.70	1,070,145.00
Net Reserve Income (Loss)	(27,426.97)	2,916.67	(30,343.64)	(195,124.89)	(467,781.97)	272,657.08	(518,400.00)

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	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	64.79	1,666.67	(1,601.88)	3,706.77	15,000.03	(11,293.26)	20,000.00
Total Capital Improvement Income	64.79	1,666.67	(1,601.88)	393,464.77	328,740.03	64,724.74	333,740.00
Total Capital Income	64.79	1,666.67	(1,601.88)	393,464.77	328,740.03	64,724.74	333,740.00
Capital Expense							
Capital Improvement Expense							
95007 - Mailbox Improvements	-	-	-	100.00	-	(100.00)	-
95009 - Parking Lot - Rec Center	4,979.00	-	(4,979.00)	19,625.00	-	(19,625.00)	128,208.00
95011 - Vista Mailbox Development	-	-	-	22,483.35	-	(22,483.35)	219,000.00
Total Capital Improvement Expense	4,979.00	-	(4,979.00)	42,208.35	-	(42,208.35)	347,208.00
Total Capital Expense	4,979.00	-	(4,979.00)	42,208.35	-	(42,208.35)	347,208.00
Net Capital Income (Loss)	(4,914.21)	1,666.67	(6,580.88)	351,256.42	328,740.03	22,516.39	(13,468.00)
Net Total	(145,922.28)	(148,821.69)	2,899.41	1,024,541.56	392,752.63	631,788.93	(531,868.00)

DEPARTMENT OF PROPERTY AND ENVIRONMENT BOARD REPORT

OCTOBER 2024

By Larry D Lynch

- 1. Lakes and Fisheries** – Heading into early fall the lakes are in good condition. Unseasonably warm temperatures in late September and early October are still causing some minor algae issues in the lakes, we have been treating regularly with copper algaecides as needed. Hopefully we will cool off in the next few weeks which will help with overall water quality. We are planning to stock the lakes the first week of October with 5000 pounds of 12-16 inch rainbow trout which will result in some great fall fishing opportunities for owners, October and November are typically a couple of the best months for fishing. We will be working on getting aeration systems checked out and serviced this month in preparation for November start-ups.
- 2. DPE Projects** – The DPE crew has been busy the past several weeks on a number of projects including continued brush chipping operations at the maintenance building; construction of new concrete pads for the new mailbox pullouts on Hersch and Carino sites; installing irrigation lines and timers and valves for the new parking lot landscaping at the Rec Center (a requirement of the county for 10% of the total parking lot site to be landscaped, minimum of 10 trees in the islands); and a number of other projects and tasks. Projects this month will include work on aerator systems around the lakes; winterizing all irrigation systems; final mowing and grounds work on facilities; we will be removing a couple of large hazard Ponderosa Pines in 2 different greenbelts, both lightning strikes near homes; monitoring the National Forest fence in the Hatcher area where the cattle will be congregated until mid-month when they are removed for the season; some work on the trails; and moving all of the post office cluster boxes at the 2 old sites in Meadows and installing them on the new sites and pads at Carino and Hersch.
- 3. Projects Update** – The contractors, James and Vance, completed the final greenbelt thinning last month finishing up the larger tract in Lake Forest Estates. This is the tract where approximately 100 trees of various sizes were removed to create some spacing in the heavily forested tract. The firewood was made available to nearby owners and it disappeared about as soon as it was put out for the taking. Additionally, the contractors are chipping some slash in a Vista greenbelt near Bonanza Avenue that the Sheriff's wildland fire crew thinned out for us earlier this summer. That project came out looking good as well. Another project, the Rec Center Parking lot construction began this month as PAP started sub-grade preparation. We are installing irrigation into the new parking lot for landscaping. We will also be working with Hutch and Sons on the new Vista

mailbox construction and will hope to get that finalized this fall and possibly begin moving mailboxes over some time in November. I will be winding up noxious weed control efforts this month and winterizing equipment.

4. **Pagosa Area Recreation Coalition (PARC)** – The Pagosa Area Trails Council is working with the Forest Service (Pagosa District Ranger), the town and county to develop a long range recreation management plan for a 3-county area including Archuleta, and portions of Mineral and Hinsdale. The plan could include improvements and new facilities on federal lands as well as local and county lands based on community outreach and input. The plan will help steer the community in the coming years with the goal of addressing outdoor recreation, possible new trail connections, existing trail improvements, new parks, open space and infrastructure for the entire community. Much of it will cover the National Forest but will also include the town and county. A facilitator has been hired to help guide this planning effort after a funding grant was obtained through Colorado Parks and Wildlife. There are plans for surveys, community meetings and the creation of a task force. There should be a lot of information and background on this project coming out soon and I think it will be important for Pagosa Lakes residents to become involved in this planning effort, many of our residents are outdoor oriented and should have a say in the future of our public lands. A special effort will be made to include conservation and wildlife concerns.



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

Attendance report for September	2024
Timeshare Sign Ins	1,450
Member Sign Ins	5,785
Total User Attendance	7,235
Programs and Activities Attendance	
All programs in Aerobics Room	128
Water Aerobics	140
Racquetball	86
Basketball	25
Lap Lane	1,175

Manager's Summary:

- The Rec Center will be shutdown October 7-9, for annual maintenance and cleaning.
- Abe has come back to work as a custodian for us. He was a custodian for us in the past and did a great job.
- 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 download the scan card to their phone and use their phone to scan in. This would save about 30% on purchasing scan cards.
- The rec center had its annual fire inspection on 9/30. Everything came back good.

Maintenance/Supervision:

- The two new Ellipticals have arrived. They are working great and members like them.
- During shutdown we will be repainting benches in the pool area, re-caulking around the spa, re-painting lap lane numbers, moving the pool controllers from the acid room to the pump room, cleaning all workout machinery and cleaning all windows, etc.

Programs:

- Swim Lessons for October are underway. We have about 25 kids signed up for the October session.
- Pumpkins in the Pool – event for kids. We will turn the pool into a floating pumpkin patch. There will be games, crafts and treats!
- Walking group for the month of October started this past Tuesday.
- 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.
- The Fall Fitness Challenge has started. You pick a pumpkin from a bucket that has a workout listed on it. You do the workout to gain points and add the pumpkin to the pumpkin patch. Whoever has the most points, wins.
- I will be running more CPR courses starting late October.

September 2024, Department of Community Standards Report

- There are 76 open violations, as of October 2nd.
- We have opened 32 & closed 17 violations this past month. Compliance has been achieved.
- There are 333 current open project permits as of October 2nd.
- There were 12 Short Term Rental applications submitted since September 5th.
 - 0 new owners of existing Short Term Rental properties.
 - 5 annual renewals of existing registered STR properties.
 - 7 new registration of STR properties not previously registered.

Open Violations

XN	Details	Property Address
437169	Building / Construction - Project Permit Process Violation	
437384	Recreational Vehicles	
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	
524181	Land and Structures - Rebuild or Remove Damaged Buildings	
524185	Building / Construction - Project Permit Process Violation	
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 - General	
524195	Repetative Nuisance	
528479	Maintenance - Damaged/Missing Roof Material	
528492	Maintenance - Damaged/Missing Siding	
528495	Violation of the Project Agreement/PPP	
528512	Vehicle Parking - Parking in the Grass	
528513	Unsightly - General	
528516	Rubbish and Debris - General	
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	
537456	Building / Construction - Project Permit Process Violation	
546070	Violation of the Project Agreement/PPP	
550489	Unsightly - Improper Storage of Appliances	
550493	Repetative Nuisance	
550494	Maintenance - Out Building or Other Structures	
550495	Landscaping - General Yard Maintenance	
550509	Vehicle Parking - Parking in the Grass	
554804	Building/Constructions - Doing Work without a Permit	
554809	Parking - Inoperable Vehicle	
554812	Vehicle Parking - Parking in the Grass	
554833	Vehicle Parking - Parking in the Grass	
559118	Vacation Rentals - Trespassing	

559119 Vacation Rentals - Projectiles
559120 Obnoxious, Offensive, Illegal Activities
559121 Noise - General
559122 Repetative Nuisance -
559156 Hazardous Activities - Civility
559157 Noise - General
559158 Improper Use - Short Term Rentals
559159 Vacation Rentals - Lake Rules
563738 Parking - Parking in the Grass
563748 Building / Construction - Project Permit Process Violation
563844 Building / Construction - Project Permit Process Violation
563847 Improper Use - Snow Removal Equipment
563858 Vehicle Parking - Inoperable Vehicle
563859 Unsightly - Tires
563860 Unsightly - Improper Storage of Household Furniture
563861 Vehicle Parking - Parking in the Grass
563862 Vehicle Parking - Parking in the Grass
563863 Vehicle Parking - Parking in the Grass
563864 Improper Use - Repetitive Nuisance
563865 Unsightly - Improper Storage of Household Furniture
563867 Rubbish and Debris - General
563869 Vehicle Parking - Inoperable Vehicl
563870 Parking - Inoperable Vehicle
563872 Unsightly - Overall Apperance
568868 Signs - Political -
568901 Vehicle Parking - Parking in the Grass - PLPOAAngela M Sewell6
568902 Vehicle Parking - Parking in the Grass - PLPOAAngela M Sewell6
568904 Obnoxious, Offensive, Illegal Activities
568906 Vacation Rentals - Burning/Recreational Fires
568925 Hazardous Activities

Violations opened 9/5/24 - 10/2/24

XN	Details	Property Address
	554833 Vehicle Parking - Parking in the Grass	
	559118 Vacation Rentals - Trespassing	
	559119 Vacation Rentals - Projectiles	
	559120 Obnoxious, Offensive, Illegal Activities	
	559121 Noise - General	
	559122 Repetative Nuisance	
	559156 Hazardous Activities - Civility	
	559157 Noise - General	
	559158 Improper Use - Short Term Rentals	
	559159 Vacation Rentals - Lake Rules	
	563738 Parking - Parking in the Grass	
	563748 Building / Construction - Project Permit Process Violation	
	563844 Building / Construction - Project Permit Process Violation	
	563847 Improper Use - Snow Removal Equipment	
	563858 Vehicle Parking - Inoperable Vehicle	
	563859 Unsightly - Tires	
	563860 Unsightly - Improper Storage of Household Furniture	
	563861 Vehicle Parking - Parking in the Grass	
	563862 Vehicle Parking - Parking in the Grass	
	563863 Vehicle Parking - Parking in the Grass	
	563864 Improper Use - Repetitive Nuisance	
	563865 Unsightly - Improper Storage of Household Furniture	
	563867 Rubbish and Debris - General	
	563869 Vehicle Parking - Inoperable Vehicle	
	563870 Parking - Inoperable Vehicle	
	563872 Unsightly - Overall Apperance	
	568868 Signs - Political	
	568901 Vehicle Parking - Parking in the Grass -	
	568902 Vehicle Parking - Parking in the Grass -	
	568904 Obnoxious, Offensive, Illegal Activities	
	568906 Vacation Rentals - Burning/Recreational Fires	
	568925 Hazardous Activities - Obnoxious Offensive or Illegal Activit	

Violations closed 9/5/24 - 10/2/24

XN	Details	Property Address
	554851 Rubbish and Debris - Polycart/Trashcan Left Roadside	
	559265 Landscaping - General Yard Maintenance	
	559328 Rubbish and Debris - Overflowing Trash Receptacle	
	559437 Animals and Pets - Noise Nuisance	
	559438 Vehicle Parking - Parking in the Grass -	
	559458 Noise - Animal	
	559459 Animals and Pets - Unleashed/Loose	
	563734 Trespass	
	563804 Hazardous Activities - Civility	
	563866 Unsightly - General	
	563871 Vehicle Parking - Inoperable Vehicle	
	568875 Landscaping - General Yard Maintenance	
	568900 Building / Construction - Project Permit Process Violation	
	568903 Vehicle Parking - Inoperable Vehicle	
	568905 Hazardous Activities - Burning	
	568907 Building / Construction - Project Permit Process Violation	
	568910 Building / Construction - Project Permit Process Violation	

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

Lifestyle:

- **PLPOA lifestyle upcoming offerings**
 - **Nov 1&2 Holiday market**
 - **Nov 16 Art Show**
 - **Nov 18-dec 14 clubhouse closed for Christmas event**
- **Winter Newsletter - Hit mailboxes no earlier than Jan 10**
- **Committees**
 - **Garden committee –looking forward to harvest**
 - **Youth Activities – See Committee Reports**
- **Clubhouse group/clubs and rentals:**

SUN 29	MON 30	TUE Oct 1	WED 2	THU 3	FRI 4	SAT 5
Hold	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 12:30pm Monday/Thursday Bridge ● 1pm Games Group ● 4:30pm Essentrics 	<ul style="list-style-type: none"> ● 9:30am 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 ECC Meeting ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with June ● 11am Thursday line dance ● 12:30pm Monday/Thursday Bridge ● 5:00pm SJJDC 	<ul style="list-style-type: none"> ● 12pm Friday Bridge ● 7pm Ecstatic Dance 	Hold
6	7	8	9	10	11	12
hold	Ros Center Closed for Maintenance			<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 Si ● 6pm MONTHLY BOARD MEETING 	<ul style="list-style-type: none"> ● 12pm Friday Bridge ● 5pm ECC 	Private rental
13	14	15	16	17	18	19
<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 Essentrics 	<ul style="list-style-type: none"> ● 9:30am 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 ● 6pm ranch 	<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 	DUMPSTER DAYS ● 12pm Friday Bridge	Hold
20	21	22	23	24	25	26
	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 12:30pm Monday/Thursday Bridge ● 1pm Games Group ● 4:30pm Essentrics 	<ul style="list-style-type: none"> ● 9:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June 	<ul style="list-style-type: none"> ● 9am Advanced Line Dancing ● 1pm Games Group ● 6:30pm Gymnasium Community Ot 	<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 	Private rental <ul style="list-style-type: none"> ● 10am Bookclub ● 12pm Friday Bridge 	Hold
27	28	29	30	31	Nov 1	2
<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 Essentrics 	<ul style="list-style-type: none"> ● 9:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June 	Hold	<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 	holiday market ● 12pm Friday Bridge	



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

RECEIVED
 SEP 25 2024
 BY JAV

LOT CONSOLIDATION

Date Sept 20, 2024

Dear Utility Company/HOA/POA:

The owner of Lots 398 and 399, Pagosa Trails, is proposing by resolution to consolidate Two (2) lots to become lot 398X, 35 LYNX CT. 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 Oct 25, 2024, 2024.

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

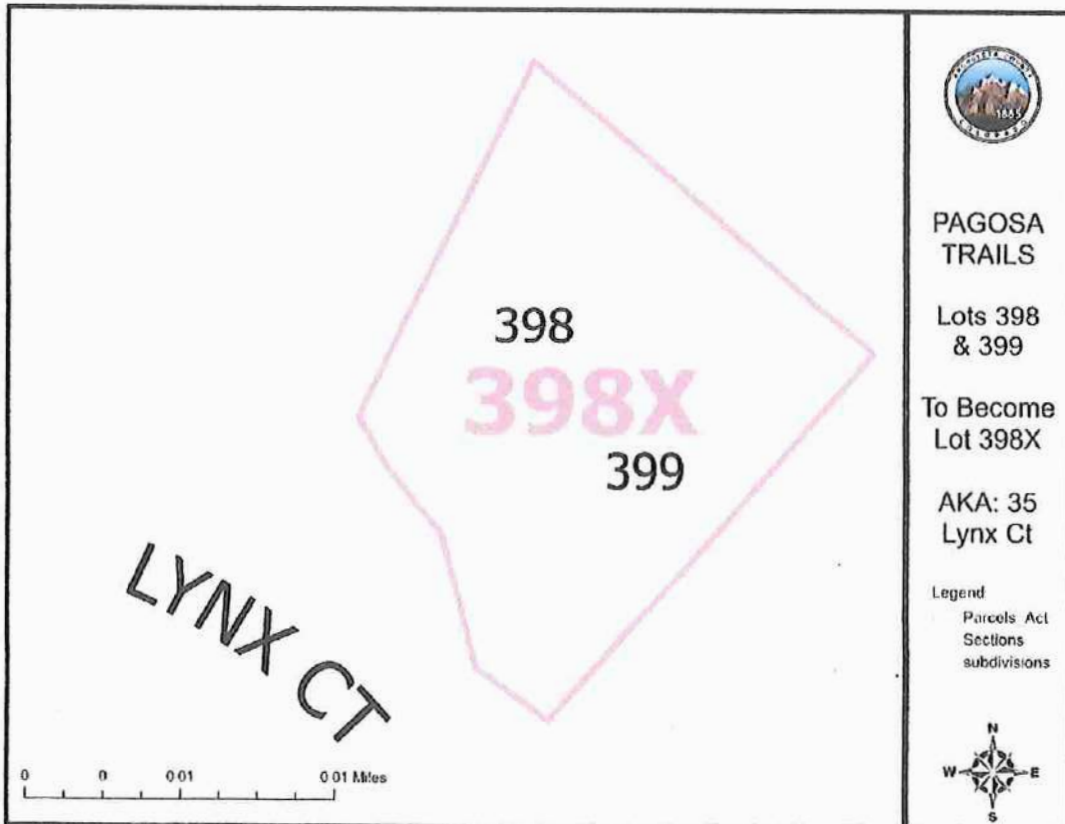
Lot 398 + 399
 are together in
 Vantaca Research doesn't
 find them separated any
 where + no notes of coupled
 35 Lynx Ct county
 has them separated +
 By our records should
 be separated
 No Fee
 can be
 Required

Sincerely,

Donna Senst
 Donna Senst

Richard Senst
 Richard Senst

6-63876





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

RECEIVED
 SEP 16 2024
 BY: JAW

LOT CONSOLIDATION

Date 9-12-2024

Lot 751 309 Saddle Cir
 owes 180⁰⁰ Tranfire fee
 NO violations
 55-9415

Lot 752X 329 Saddle Cir
 Nothing owed & no violations
 559414

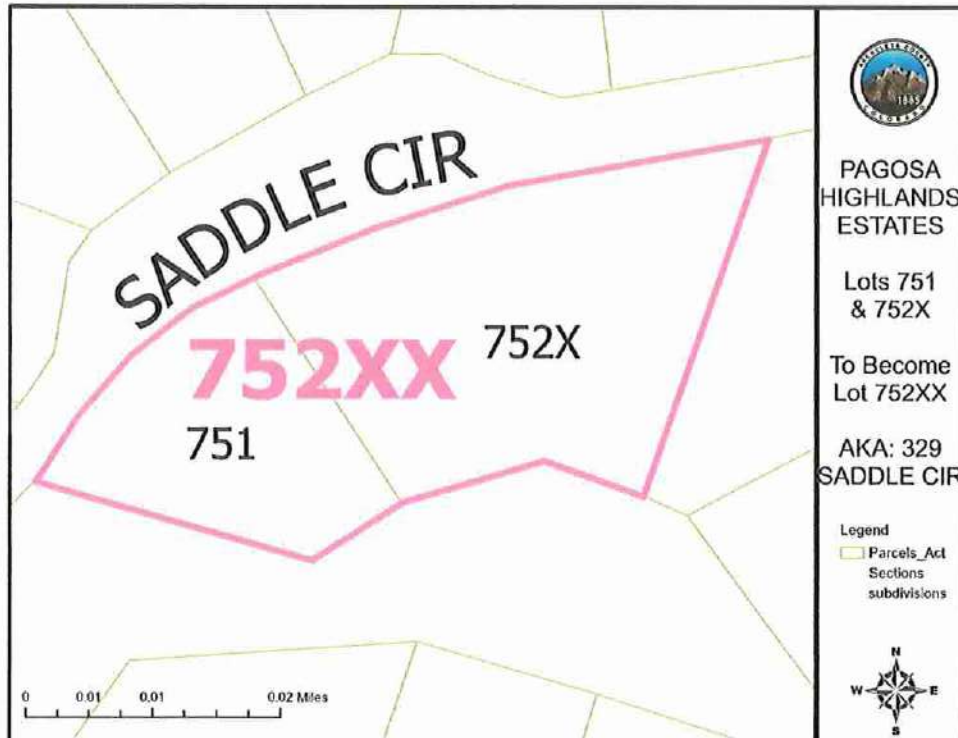
Dear Utility Company/HOA/POA:

The owner of Lots 752X and 751, Pagosa Highlands Estates, is proposing by resolution to consolidate Two (2) lots to become lot 752XX, 329 SADDLE CIR. 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 10-12-2024, 2024.

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

Sincerely,

 Ursula Rieger





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

RECEIVED
 SEP 10 2024
 JAV

LOT CONSOLIDATION

Date 9/3/2024

Lot 6 + E 1/2 of 7 in
 Block 16 of Lake
 Pagosa Park to become
 Lot 6X are coupled
 in Vantaca & No Fee
 will be charged
 NO resolutions + Nothing is
 owed There was a
 Resolution
 1990-57
 Rec 175261
 That was
 approved by
 the BOCC
 to split the
 lot 7 is
 so it is
 lease.

Dear Utility Company/HOA/POA:

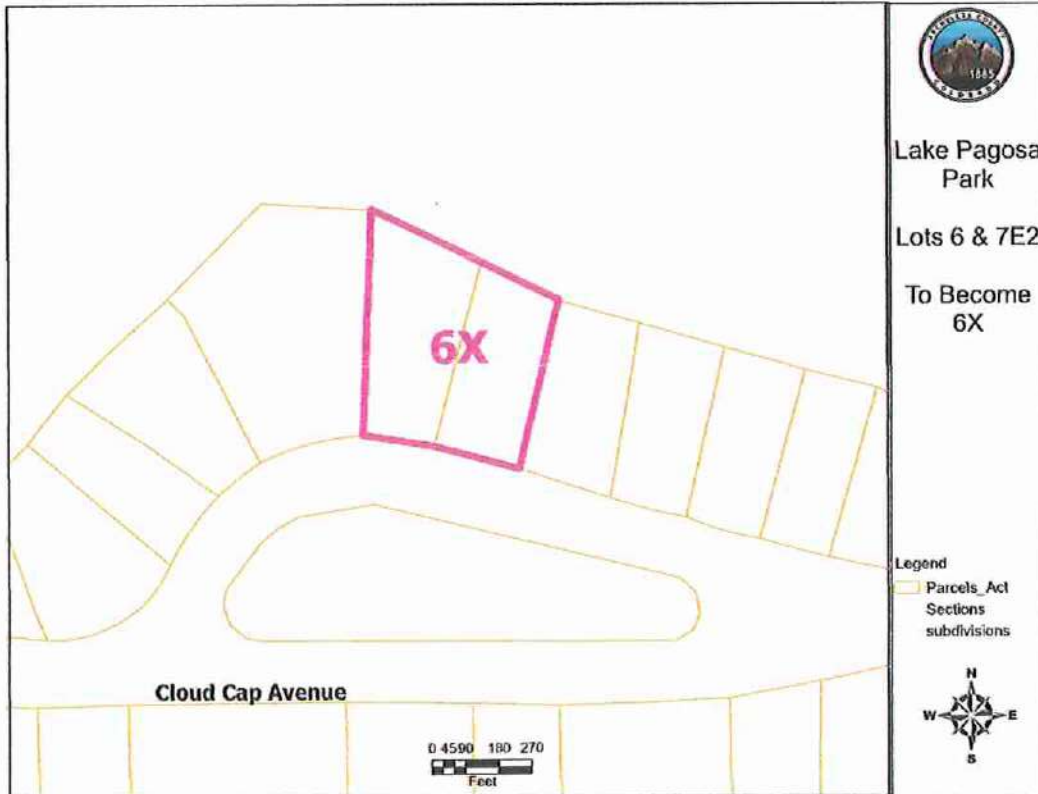
The owners of Lots 6 and 7E2, LAKE PAGOSA PARK, are proposing by resolution to consolidate TWO (2) lots to become Lot 6X, 535 Cloud Cap Avenue. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, or (970) 264-1390 prior to 10/7/2024, 2024.



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

Sincerely,


 Brett Anderson


 Kimberly Anderson




 Lake Pagosa Park
 Lots 6 & 7E2
 To Become
 6X
 Legend
 Parcels, Act
 Sections
 subdivisions


ECC Liaison Report

DESCRIPTIONS	Sept		YTD	Previous YTD		
	9/5	9/19	2024	2023	2022	2021
Construction of new Single Family Residential and Modular Home	2	1	52	45	69	87
Mobile /Manufactured New or used placement	2	0	2	0	5	4
Major Projects	4	1	47	49	53	59
Minor Projects	26	016	237	256	320	343
Owner initiated Variance Request	0	0	7	9	8	16
Solar	7	2	14	27	17	0
Boat Dock Permit	0	0	5	0	7	4
Sign/ Banner permanent and temporary	0	0	5	2	2	3
Seasonal and Temporary structures	0	0	4	11	27	9
Written Request: Tree Removal/Fire Mitigation)	8	10	92	102	126	126
Written Request: Extensions/Revisions	16	10	198	280	255	136
Written Request: Miscellaneous	15	8	95	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	80	48	762	883	981	857
As Form Inspection Additions	1	2	50	54	54	x
Total Approved Applications	80	48	766	871	955	846
Notes						



Youth Activities and Facilities Committee Meeting

Sept 25, 2024 4:15pm

Pagosa Lakes Administration Building

AGENDA

- **Call to Order** (4:15 pm)
- **Catch-up and Updates**
 - *Capital Improvement Plan*
 - *Architect Review*: Presented by Allen
 - *Committee Updates*:
 - **Facilities Schedule**: Update by Chelsea
 - **Commitment of Use & Fee Contracts**: Stewart to discuss conversations with ASD and club programs
 - **Local Area Rates Comparison**: Chelsea to report on Durango Rec Center, 9-R School District, etc.
 - **Exploring Non-Membership Income**: Terrence leads group discussion on ideas (tournaments, pickleball, special event rates)
 - **Special Assessment Comparison**: Chelsea presents findings
 - **Sales Analysis**: Report from Terrence
 - **Membership & Non-Member Rules**: Ryan to facilitate group discussion and apply feedback
- **Finance Committee Involvement**
 - Overview of new collaborations and input
- **Updated Project Timeline**
 - Key concerns and actions for moving forward:
 1. Follow the established process
 2. Improve organizational structure
 3. Create a consistent communication schedule
 4. Conduct a community survey:
 - Include key meeting information
 - Ask: "What information would help you make an informed voting decision?"



- Consider including a pre-vote question about intended voting direction – The Finance Committee will be exploring funding options – perhaps they word this question given their expertise on the subject.

- **Upcoming Dates**

- **November 20, 2024:** 1st Community Meeting (Wednesday evening)
- **January 11, 2025:** 2nd Community Meeting (Saturday morning)
- **February 2025:** Open vote begins
- **March 2025:** Vote closes
- **March–May 2025:** Finalize engineered plans, hire GC (if approved)
- **May–July 2025:** Secure permits
- **August 2025:** Target groundbreaking date
- **November 2025:** Structure dried-in for winter work, aiming for January 1, 2026 opening

- **Finalization**

- Confirm next steps and adjournment



Proposal for Services

Client: Name: PLPOA (Pagosa Lakes Property Owners Association)
Billing Address: 45 Eagles Loft Circle
Pagosa Springs, CO 81147
Phone: (970) 731-2051

Designer: Allegro Design Co. LLC
Address: 3500 W. Hwy 160 Unit 2, Pagosa Springs, CO 81147
(970) 658-4324
info@allegrodesignco.com, allegrodesignco.com

Project: 45 Eagles Loft Circle, Pagosa Springs, CO 81147

Scope of Services:

- Provide soils testing and reports
- Architectural, structural, and foundation drawings based on information given by client at office and site meeting. The building will be an 80'x120' metal building designated as a gymnasium.
- Allegro Design Co. will coordinate with the metal building manufacturer for building design and engineering requirements.

Square footages are as follows:

Gymnasium - +/- 9,600 sq. ft.

TOTAL = 9,600 sq. ft.

The testing, reporting and design drawings will be completed as follows:

Soils Testing & Report: (Appropriate site access for a truck mounted drill rig with a minimum 9' wide path)

- Provide evaluation and testing for recommendations for foundation design.
- Provide soil bearing pressure for foundation design.
- Provide recommendations for drainage.
- Soil testing and reporting completed by Allegro Design Co.
- The client is required and responsible for locating all utilities including private utilities.

Preliminary Architectural Renderings:

- The layout includes a basic main floor showing basic dimensions, window sizes, door sizes, and a minimum of two elevations.
- Elevations show basic roof lines, wall heights, and basic exterior finishes on a full concrete foundation.
- The preliminary rendering is less detailed and only shows basic information to get a better understanding of the design the client wants.
- A Conceptual Site Plan shows dimensions from the proposed building to the property lines, property setbacks, and location to adjacent buildings. A survey with topography showing all pertinent information to the project shall be provided by the client.

Project requirements prior to start of project:

- Down payment
- Signed contract
- Site Survey with topography
- Notification / Marking of all utilities on the site including private utilities
- Appropriate site access for a truck mounted drill rig with a minimum 9' wide path

Estimated Schedule:

Finalized Soils Report is anticipated to be completed within 4-6 weeks from date of evaluation & following receipt of signed contract and down payment.

Preliminary architectural plans will take approximately 1-2 business weeks to complete. Once the architectural preliminary plans are approved by the client, the time frame for the architectural and structural time frame begins. We work very hard to keep the preliminary time frame as short as practical but is also limited to the client review process.

Please note that the client review time should take no longer than three (3) business days. Should the client review take longer, it will extend the estimated completion dates.

Time frames also depend upon the use of outside/third party services including, but not limited to, metal building schematics and Soils Investigations. Allegro Design Co. strives to provide estimated schedules based on current experience with outside/third party services, however, Allegro Design Co. has no control over the time frame and delivery of outside/third party services. As such, the estimated schedule is based on receipt of outside services and may change as a result.

Terms/Fees:

Time frames are heavily influenced by the client review process and approval of preliminary plans. Based on the scope of work, Allegro Design Co. anticipates the client review process should take no longer than three (3) business days for each preliminary review. If the client review process at any phase of the project takes longer than the three (3) business days as stated above, it will extend the estimated completion dates.

Significant changes to the plans (e.g. additional preliminary layouts, increase in any square footage of 100 sq. ft. or more, addition of a floor, change of construction style, etc.) or additional revisions over and above the allotted revisions shall be subject to a change order and additional compensation. **MEP, Land surveying, footing and foundation inspections, drain inspections, and structural inspections are not included.**

Cost/Billing for Construction Drawings are as follows

Soils Testing	\$4,500.00
Preliminary Architectural Renderings	\$3,000.00
Total Amount Billed	\$7,500.00

(Total amount due prior to receiving report)

Invoicing for Construction Drawings are as follows:

Non-refundable down payment (Due prior to start of soils testing and renderings)	\$3,750.00
100% Completion (Due prior to receipt, and upon completion of plans)	\$3,750.00

Total Amount Invoiced and Due for Construction Drawings **\$7,500.00**

(Total amount due prior to receipt of plans)

All other items invoiced at time of service

Open Excavation Inspection (additional fees may be added)

\$1,000.00

PLEASE READ THIS:

All services are due and payable upon completion and the terms stated above.

Stamped plans and letters for inspections will be released once payment is made in full.

By signing this document, the client acknowledges they are the responsible party for payment of this contract. The project time frame starts when all the project start requirements are met. This contract expires 10 business days from the date noted below and is subject to a time frame and price increase after expiration.

The client signing this document acknowledges they are the responsible party for PAYMENT of this contract. If a third party is to be billed, do NOT sign this contract and inform Allegro Design Co. of their name & contact information. The contract must only be signed by the party directly responsible for payment. If Allegro Design Co. has not received payment within 30 days, a finance charge will be assessed at an annual rate of 18% on all balances past the specific due date. We appreciate your prompt payment.

By signing this document,

_____ The client acknowledges and agrees that Allegro Design Co. has no control over past, present, or future material pricing for any portion of the project.

_____ The client acknowledges and agrees that Allegro Design Co. designs in accordance with industry standards and best practices for architecture and engineering.

_____ The client acknowledges and agrees that Allegro Design Co. conducts soils tests only at locations marked for the structure, in coordination with the civil engineer and architectural design. If the client relocates the structure more than 20 feet from the original testing location, a new test and report will be required, which will incur additional fees for testing and reporting.

_____ The client acknowledges and agrees that Allegro Design Co. shall not be held liable or responsible for any unfavorable and/or expansive soil conditions found on the client's property. Allegro Design Co. conducts tests and reports on the subsurface findings of the specific lot as outlined in this contract.

_____ The client acknowledges and agrees that utility locates are the responsibility of the client and/or builder. Allegro Design Co. is not responsible for marking public or private utilities and will not be held liable for any damage to utilities, whether marked or unmarked.

_____ The client acknowledges and agrees that Allegro Design Co. will issue a change order, including associated costs, for any changes requested by the client or builder after the project is completed, regardless of whether the final pricing of the house exceeds the original estimate.

_____ The client agrees not to hold Allegro Design Co. liable or responsible for any pricing provided by contractors, trades, or any other parties involved in the pricing of the above-designed structure.

This Agreement is made and executed as of the date below by:



Client Signature

Allegro Representative Signature Date 9/25/2024



Courtney King Studios
Courtney King, Architect, LEED AP
280 Pagosa Street, PO Box 5823
Pagosa Springs, CO 81147
ck@courtneykingstudios.com
970.946.9410

Proposal for Architectural Services

Pagosa Lakes Property Owners Association Gymnasium Project

Allen Roth
General Manager
Pagosa Lakes Property Owners Association
(970) 731-5635 ext. 209
allen@plpoa.com

Dear Mr. Roth,

It was a pleasure meeting with you and learning more about your upcoming project. Thank you for the opportunity to give you a proposal for Architectural services for the Pagosa Lakes Property Owners Association Gymnasium Project. Professional services for the above referenced project are proposed as follows:

PROJECT SCOPE

Services include providing Conceptual Architectural Plans for a proposed 9,600 sf Gymnasium facility on the existing PLPOA Recreation Center site, in Archuleta County, Colorado. The design shall include a basketball court, pickleball court, jogging track, aerobics room and equipment storage. The new gymnasium is proposed to connect to the rear of the existing Recreation Center building by a breezeway.

The Conceptual Architectural Plans will include the following:

1. Cover sheet including initial building code summary and site plan
2. Dimensioned floor plan
3. Color 3d exterior perspective views and elevations
4. One 3d interior perspective view

A separate proposal will be provided for future Architectural services including Design Development, Construction Documents, Permitting, and Bidding/Negotiating & Construction Administrative services, after the project special assessment is approved.

COMPENSATION

The Conceptual Design Services are proposed to be billed on a **Time and Materials Basis**, based on the hourly rates specified below, with a **Not to Exceed Amount of \$6,000**.

Hourly compensation for services will be at the rates specified:

Principal Architect: \$150/hour

Designer/CAD Production: \$85/hour

REIMBURSABLE ARCHITECTURAL COST

In addition to the fees quoted above, normal and customary reimbursable expenses will be billed to the Owner at the actual cost x 1.15 (+15%). Reimbursable expenses include, but are not limited to, all printing, blueprinting and reproduction.

SCHEDULE OF PAYMENT

The Owner will be invoiced monthly, and invoices will reflect work completed and reimbursable expenses incurred to date. **Amounts unpaid after 30 days from the date of the invoice shall bear interest at the rate of one-percent per month.**

ADDITIONAL SERVICES OUTSIDE OF BASIC ARCHITECTURAL & MEP SERVICES:

- Civil Engineering, including utilities, grading and drainage engineering.
- While we always attempt to design within your budget, services relating to detailed budgeting and cost estimating are not included.
- The scope of this service does not include identifying or remediating environmental hazards.
- Any engineering services not outlined above are excluded from this proposal.

OTHER CONDITIONS

TERMINATION OF AGREEMENT

Either party may terminate this agreement upon written notice, effective immediately. In such event, the Owner shall pay compensation for professional services and reimbursable expenses to termination date. If termination occurs, the Owner will be provided with copies of all design and research materials to date.

IDEMNIFICATION

The Owner shall indemnify and hold harmless the Architect from any and all liability, loss, or damage which the Architect may incur in connection with any claims made

against the Architect regarding the project and/or any contract entered into between the Owner and the Architect, unless such claims arise solely from the negligence, malfeasance, breach or default of the Architect in performing under this agreement. Should the Architect incur any such liability, loss or damage as a result of such a claim, or in defense against any such claim, the amount thereof, including costs, expenses, and reasonable fees of the Architect's attorney, together with interest thereon as provided by law, shall be paid by the Owner or shall be reimbursed by the Owner to the Architect. The Architect shall hold harmless and indemnify the Owner against injury, loss or damage arising as the direct result of the sole negligence, malfeasance or breach of the Architect in performing under this agreement.

IN CONCLUSION

If you have any questions, please let us know.

Best,



Courtney King, LEED AP, NCARB
Principal Architect

Accepted By Client: _____ Allen Roth

Members of the Board,

At our most recent meeting on Thursday, October 3rd, the finance committee discussed various options for funding the construction of a gymnasium in the PLPOA. Our recommendation is that the Board explore raising the additional funds needed through the use of a one-time special assessment in the amount of \$250 or more.

In our analysis, we used the following assumptions:

- Total construction costs: \$1.8 million
- Construction buffer: 15% (\$270,000)
- Funds from Capital Improvement fund: \$520,000
- Loan term (if financed): 5 years
- Interest rate: 6.00%
- Assessed members: 6,827

Included on the following pages are two different scenarios for funding the project based on the use of financing (funded via an annual special assessment for the duration of the loan) or without financing (funded via a one-time special assessment). Both scenarios project \$1,550,000 of additional funds needed for this project. If it would be helpful to the board, we would be happy to project additional scenarios or incorporate additional variables.

In the Annual Assessment scenario shown on page 3 here, the total payments owed on the 5-year loan come out to \$1,797,951 (*Line15*) for a total interest cost of \$247,951 (*Line16*). The breakeven annual assessment amount would be \$56 (*Line23*) per year for each of the five years. Increasing the actual assessment to \$60 or \$65 (*Line26 and Line27*) would provide additional reserve funds for various new expenses associated with the building itself including staff, maintenance, equipment, etc.

In the One-Time Assessment scenario on page 4, the breakeven assessment amount would be \$241 (*Line14*). Again, increasing this to \$250 or \$275 (*Line17 and Line18*) would provide additional reserves for new building expenses.

Various factors would change this analysis, including changes in interest rates, desired buffer amount for initial construction, compliance with the special assessment, and desired reserve funds for new costs associated with the building (staff, maintenance, and reserve funds) to name a few.

In the end, our recommendation is based on a few primary factors:

- First, we feel that a one-time assessment would be better received by membership. This avoids setting the precedent of annual special assessments and the suspicion of whether this new assessment would stay in place after the gym loan is paid off to provide additional funds to the PLPOA.
- Second, a one-time assessment also helps membership avoid significant interest expense of almost \$250,000 under these assumptions.

Remaining concerns with a one-time assessment include the ability for some members to effectively pay what amounts to almost two years of dues at once. The option of payment plans could help to mitigate this.

Additionally, unexpected cost overruns during or after construction and the need to raise additional funds could face headwinds from membership. This could be mitigated by incorporating a larger construction buffer and/or a larger reserve buffer.

Adam Blocki
PLPOA Finance Committee Chair

	Scenario: Annual Special Assessment (5 Years)		
Line1	Total Cost of Gymnasium	\$1,800,000	-
Line2	Construction Buffer (15%)	\$270,000	<i>Line1 * 15%</i>
Line3	Total Expense	\$2,070,000	<i>Line1 + Line2</i>
Line4			
Line5	Capital Improvement Funds	\$520,000	-
Line6			
Line7	Additional Funds Needed	\$1,550,000	<i>Line3 - Line5</i>
Line8			
Line9	<i>Financing Info:</i>		
Line10	Interest Rate	6.00%	-
Line11	Term (mos)	60	-
Line12	Monthly Principal & Interest	\$29,966	<i>PMT (Line10 * [1/12], Line11, Line7)</i>
Line13	Annual Principal & Interest	\$359,590	<i>Line12 * 12</i>
Line14			
Line15	Total Payments	\$1,797,951	<i>Line11 * Line 12</i>
Line16	Total Interest Paid	\$247,951	<i>Line15 - Line 7</i>
Line17			
Line18	<i>PLPOA Membership:</i>		
Line19	Regular Members	6,098	-
Line20	Timeshare Members	329	-
Line21	Total Members	6,427	<i>Line19 + Line20</i>
Line22			
Line23	Annual Assessment Amount	\$56	<i>Line13 / Line21</i>
Line24			
Line25	<i>Reserve Funds at:</i>		
Line26	\$60 Annually	\$130,149	<i>(\$60 - Line23) * Line21 * 5 years</i>
Line27	\$65 Annually	\$290,824	<i>(\$65 - Line23) * Line21 * 5 years</i>
Line28			
Line29			
Line30			

Scenario: One-Time Special Assessment			
Line1	Total Cost of Gymnasium	\$1,800,000	-
Line2	Construction Buffer (15%)	\$270,000	<i>Line1 * 15%</i>
Line3	Total Expense	\$2,070,000	<i>Line1 + Line2</i>
Line4			
Line5	Capital Improvement Funds	\$520,000	-
Line6			
Line7	Additional Funds Needed	\$1,550,000	<i>Line3 - Line5</i>
Line8			
Line9	<i>PLPOA Membership:</i>		
Line10	Regular Members	6,098	-
Line11	Timeshare Members	329	-
Line12	Total Members	6,427	<i>Line10 + Line11</i>
Line13			
Line14	One-Time Assessment Amount	\$241	<i>Line7 / Line12</i>
Line15			
Line16	<i>Reserve Funds at:</i>		
Line17	\$250 One-Time	\$56,750	<i>(\$250 - Line14) * Line12</i>
Line18	\$275 One-Time	\$217,425	<i>(\$275 - Line14) * Line12</i>
Line19			
Line20			
Line21			
Line22			
Line23			
Line24			
Line25			
Line26			
Line27			
Line28			
Line29			
Line30			

GYMNASIUM COMMUNICATION, TRANSPARENCY & PROCESS TIMELINE

1. **E-blasts**

10/11/24 - 02/28/24 weekly update session designated to Gymnasium information

2. **Survey to ownership**

10/18-11/1 Reopen 11/17-01/01/25

Give and receive options for funding.

Get feedback on information the ownership needs to make informed decision.

3. **Presentations**

(see slide for inclusions)

- November 16, 2024 (in person)

- January 8, 2025 (in person)

- March 1, 2025 (in person)

Presentation board will stay up for viewing 11/16/24-3/1/25

- **Voting**

January 27, 2025 - March 1, 2024

- **If approved...**

March 1, 2025 Board approval special assessment

March 3 & 4 Send out Ratification Notices

March 20, 2025 Ratification Meeting

- Special assessment applied

- Due date of Special Assessment TBD

- **Construction Timeline** (TBD based on funding)

Presentation Breakdown

- **Site Rendering**

Architectural rendering of the project in its current state.

- **Special Assessment Options**

Developed by the Finance Committee and incorporated into the survey process.

- **Special Assessment Comparison**

A comparative analysis of common special assessments versus the proposed special assessment.

- **Survey and Community Input**

A comprehensive document that addresses feedback from surveys and in-person inquiries.

- **Financial Considerations**

What are the financial implications for individuals, and what benefits or contributions are expected in return?

- **Detailed Usage Breakdown**

A breakdown of daily, weekly, and monthly usage schedules. Contracted use agreements for both adult and youth activities, including clubs, school districts, town/county, and private tournaments.

- **Membership Restructuring**

Redefine recreation membership categories. For example, introduce a youth membership that includes access to the pool and gym only.

- **Operational Funding**

Provide examples of alternative revenue streams beyond membership fees.

- **FAQ**

Working document addressing the information gathered from the survey and in person questions

2025 Operating Budget

GL Account	2024 Annual Draft	2024 YTD Actual (August)	Projection 9-1 - 12- 31-24	Projected 2024	2025 Annual Draft
40000 - Association Dues-Regular-335 x6,098	1,951,625.00	1,983,014.63		1,983,014.63	2,042,830.00
40010 - Association Dues-Timeshare-329 x 3	320,775.00	320,775.00		320,775.00	330,645.00
40020 - Association Dues-STR-400 x 2	260,000.00	272,700.00	975.00	273,675.00	270,000.00
40100 - Funds Transfer-General Reserves	(460,345.00)	(468,845.00)		(468,845.00)	(477,570.00)
40110 - Funds Transfer-Trails Maintenance Reserve	(56,400.00)	(56,400.00)		(56,400.00)	(58,900.00)
40200 - Funds Transfer-Capital Improvement	(313,740.00)	(389,758.00)		(389,758.00)	(329,427.00)
40300 - Assessments-Uncollectible	(35,000.00)	(3,628.84)	(6,371.16)	(10,000.00)	(15,000.00)
40400 - Carry Forward	125,000.00	-		-	100,000.00
40500 - Late Charges	35,000.00	26,469.37	2,000.00	28,469.37	30,000.00
40600 - Other Income-Lien Fees	7,000.00	6,000.00		6,000.00	7,000.00
40700 - Delinquent Postage Fees	2,500.00	3,616.01	1,000.00	4,616.01	2,500.00
40800 - Delinquent Door Notice Fees	3,500.00	3,611.32		3,611.32	-
41000 - Lot Consolidation Fee	30,000.00	24,125.00	8,000.00	32,125.00	20,000.00
41010 - Other Income-Transfer Fees	68,613.00	47,780.00	20,000.00	67,780.00	60,000.00
41020 - Other Income-Misc		3,331.00	-	3,331.00	
41250 - Credit card expense payment	100.00	-	-	-	100.00
41500 - Gain/Loss on Asset		84,518.00	-	84,518.00	
41900 - Interest - Operating	20,000.00	28,673.17	5,000.00	33,673.17	25,000.00
	\$ 1,958,628.00	\$ 1,885,981.66	\$ 30,603.84	\$ 1,916,585.50	\$ 2,007,178.00
42000 - Filing Fee	13,500.00	14,082.00	3,500.00	17,582.00	13,500.00
42010 - Review & Inspect Fee	115,000.00	103,511.00	30,000.00	133,511.00	115,000.00
42020 - Permit Transfer Fee		500.00		500.00	-
42100 - DCS Fines	3,500.00	4,499.28	1,000.00	5,499.28	4,000.00
42300 - Community Enhancement	4,000.00	3,300.00	1,500.00	4,800.00	4,000.00
	\$ 136,000.00	\$ 125,892.28	\$ 36,000.00	\$ 161,892.28	\$ 136,500.00
44000 - Fishing Permits	170,000.00	156,565.10	25,000.00	181,565.10	171,000.00
44010 - Boat Permits	14,500.00	16,890.00	400.00	17,290.00	16,500.00

44100 - Weed Control	500.00	315.00	-	315.00	700.00
44200 - Property/Environment-Fines	400.00	-	-	-	500.00
44300 - Other-DPE (Seed/Fertilizer)	6,500.00	6,874.00	800.00	7,674.00	7,500.00
	\$ 191,900.00	\$ 180,644.10	\$ 26,200.00	\$ 206,844.10	\$ 196,200.00

46000 - Community Activities	4,000.00	2,453.50	5,000.00	7,453.50	4,000.00
46100 - Newsletter Advertising	8,000.00	2,075.42	6,000.00	8,075.42	8,000.00
46200 - Rent-Clubhouse	9,000.00	5,860.00	1,800.00	7,660.00	9,000.00
46210 - Kitchen Rental	600.00	-	-	-	600.00
46220 - Accessory Rental- Stage & Sound	250.00	50.00	50.00	100.00	100.00
46230 - Clubhouse Cleaning	900.00	500.00	300.00	800.00	900.00
46300 - Vista Garden Income	3,000.00	1,304.35	500.00	1,804.35	2,500.00
	\$ 25,750.00	\$ 12,243.27	\$ 13,650.00	\$ 25,893.27	\$ 25,100.00

48000 - PLPOA Members-Amenities	352,841.00	293,560.33	75,000.00	368,560.33	366,954.00
48100 - Sponsored Guest-Amenities	-	-	-	-	-
48200 - Timeshare Owners-Amenities	60,942.00	182,827.50	60,942.50	243,770.00	253,520.00
48300 - Sponsored Events/Programs	20,500.00	13,200.00	5,000.00	18,200.00	20,500.00
48400 - Rental Income	4,000.00	2,463.00	1,000.00	3,463.00	3,500.00
48500 - Retail	2,500.00	532.85	200.00	732.85	2,000.00
Fund Transfers	120,345.00	-	-	-	-
48600 - Pagosa Springs Porpoises Swim Revenue	4,750.00	4,772.50	-	4,772.50	4,750.00
48700 - Swim Lesson Revenue	6,000.00	7,480.00	-	7,480.00	6,500.00
	\$ 571,878.00	\$ 504,836.18	\$ 142,142.50	\$ 646,978.68	\$ 657,724.00
	\$ 2,884,156.00	\$ 2,709,597.49	\$ 248,596.34	\$ 2,958,193.83	\$ 3,022,702.00

50000 - Payroll-Admin	400,000.00	249,145.67	144,837.00	393,982.67	435,206.00
50010 - Payroll-Overtime-Admin	500.00	244.26	100.00	344.26	500.00
50020 - Payroll Taxes-Admin	32,000.00	22,430.92	10,947.00	33,377.92	39,000.00
50100 - Health Insurance-Admin	73,550.00	32,920.42	18,630.00	51,550.42	72,500.00
50110 - Dental Insurance-Admin	4,100.00	3,047.49	1,360.00	4,407.49	4,700.00
50120 - Vision Insurance-Admin	600.00	444.42	198.00	642.42	700.00
50130 - Retirement-Admin	21,000.00	14,537.25	7,314.00	21,851.25	23,500.00
50140 - HRA-Health Reimbursement-Admin	16,800.00	12,600.00	4,200.00	16,800.00	21,600.00

50150 - Insurance-Workers Comp-Admin	2,000.00	1,023.02	282.00	1,305.02	2,000.00
50160 - Life Insurance-All	2,400.00	1,739.40	844.00	2,583.40	2,600.00
50190 - Payroll-Paychex	14,500.00	7,259.45	4,500.00	11,759.45	13,000.00
50195 - Misc (Admin Cafeteria Plan)	1,600.00	987.00	675.00	1,662.00	1,700.00
50200 - Office Supplies	6,500.00	3,235.98	3,500.00	6,735.98	6,700.00
50250 - Software Expense	28,500.00	16,159.00	11,500.00	27,659.00	28,500.00
50251 - Office Equip Repair/Tech Help	12,000.00	7,879.09	3,750.00	11,629.09	14,000.00
50260 - Equipment Leases	3,200.00	1,634.28	1,000.00	2,634.28	3,200.00
50300 - Postage	11,000.00	9,432.25	2,500.00	11,932.25	13,500.00
50310 - Admin Copier	500.00	-	-	-	500.00
50320 - Copies/Printing	500.00	-	-	-	500.00
50400 - Dues & Fees	1,500.00	1,388.00	750.00	2,138.00	1,500.00
50410 - Education-Seminars	8,500.00	1,848.72	3,000.00	4,848.72	8,500.00
50420 - Subscriptions	275.00	183.59	150.00	333.59	400.00
50500 - Gas/Mileage	200.00	50.92	150.00	200.92	300.00
50700 - Board Meetings/Discretionary	1,200.00	628.77	500.00	1,128.77	1,300.00
50710 - Online Elections	15,000.00	-	6,500.00	6,500.00	10,000.00
50900 - Misc. & Contingency	1,000.00	871.77	400.00	1,271.77	1,000.00
50950 - Advertisement	1,000.00	446.00	600.00	1,046.00	1,200.00
51000 - Audit	28,000.00	-	28,000.00	28,000.00	28,000.00
51100 - Legal	50,000.00	41,516.47	25,000.00	66,516.47	50,000.00
51101 - Legal-billed		(10,056.23)	(4,000.00)	(14,056.23)	(15,000.00)
51200 - Legal-Collections	70,000.00	16,494.52	16,000.00	32,494.52	45,000.00
51201 - Legal-Collections-billed	(55,000.00)	(14,665.74)	(10,000.00)	(24,665.74)	(35,000.00)
51500 - Property Taxes	1,000.00	1,543.76	-	1,543.76	2,000.00
51510 - Income Tax	417.00	-	-	-	417.00
52000 - Insurance Deductibles	1,000.00	-	-	-	1,000.00
52010 - Master Insurance	68,000.00	73,728.21	-	73,728.21	100,995.00
53000 - Bank Charges	500.00	33.34	-	33.34	300.00
53010 - Credit Card Charges	14,000.00	13,227.84	8,400.00	21,627.84	23,000.00
53020 - Returned Checks	100.00	-	-	-	100.00
53030 - Delinquent Account Expenses	3,500.00	870.00	-	870.00	
	\$ 841,442.00	\$ 512,829.84	\$ 291,587.00	\$ 804,416.84	\$ 908,918.00
60000 - Payroll-DCS	288,782.00	187,751.84	112,342.00	300,093.84	346,950.00

60010 - Payroll-Overtime-DCS	2,000.00	2,014.74	400.00	2,414.74	2,000.00
60020 - Payroll Taxes-DCS	24,000.00	16,836.16	9,664.00	26,500.16	31,000.00
60100 - Health Insurance-DCS	62,850.00	34,784.96	17,876.08	52,661.04	64,500.00
60110 - Dental Insurance-DCS	4,500.00	3,258.24	1,474.88	4,733.12	5,000.00
60120 - Vision Insurance-DCS	650.00	452.11	129.84	581.95	650.00
60130 - Retirement-DCS	16,000.00	10,191.61	4,706.00	14,897.61	14,000.00
60140 - HRA-Health Reimbursement-DCS	12,000.00	9,600.00	4,200.00	13,800.00	19,200.00
60150 - Insurance-Workers Comp-DCS	4,500.00	2,683.56	740.00	3,423.56	4,500.00
60200 - Office/Field Supplies/Expenses	4,500.00	914.63	3,000.00	3,914.63	4,000.00
60230 - Uniforms	500.00	-	500.00	500.00	500.00
60310 - DCS Copier	6,750.00	4,343.15	2,600.00	6,943.15	6,750.00
60320 - Printing Decs & Maps	1,000.00	-	500.00	500.00	1,000.00
60410 - Professional Fees	485.00	127.50	200.00	327.50	500.00
60430 - Training	1,400.00	244.00	1,200.00	1,444.00	1,400.00
60500 - DCS Vehicle Gas	2,700.00	922.37	1,000.00	1,922.37	2,700.00
60530 - Vehicle Exp-Sport S 63	750.00	352.25	500.00	852.25	850.00
60540 - Vehicle Exp-Sport SL 29	750.00	317.00	500.00	817.00	850.00
60700 - ECC Expenses	900.00	60.43	800.00	860.43	900.00
60900 - Contingency	500.00	-	-	-	500.00
60910 - Capital Expenditures	1,500.00	-	-	-	1,500.00
60930 - Community Enhancement	50,000.00	33,162.58	20,000.00	53,162.58	65,000.00
	\$ 487,017.00	\$ 308,017.13	\$ 182,332.80	\$ 490,349.93	\$ 574,250.00

61000 - Payroll-DPE	366,607.00	214,412.36	106,696.00	321,108.36	323,875.00
61010 - Payroll-Overtime-DPE	5,000.00	1,068.54	800.00	1,868.54	5,000.00
61020 - Payroll Taxes-DPE	30,100.00	19,207.31	9,010.00	28,217.31	31,300.00
61100 - Health Insurance-DPE	69,140.00	29,870.43	14,059.48	43,929.91	41,000.00
61110 - Dental Insurance-DPE	4,500.00	3,132.81	950.00	4,082.81	4,245.00
61120 - Vision Insurance-DPE	655.00	462.99	200.00	662.99	700.00
61130 - Retirement-DPE	17,000.00	12,045.98	5,500.00	17,545.98	18,000.00
61140 - HRA-Health Reimbursement-DPE	14,400.00	8,400.00	2,400.00	10,800.00	9,600.00
61150 - Insurance-Workers Comp-DPE	7,500.00	5,685.98	1,600.00	7,285.98	7,500.00
61200 - Office/Field Supplies	400.00	266.16	100.00	366.16	400.00
61210 - Tools, Supplies Expense	8,600.00	2,448.85	3,000.00	5,448.85	8,000.00
61220 - Janitorial Supplies	3,000.00	1,792.30	1,200.00	2,992.30	3,500.00

61230 - Uniforms	1,500.00	789.38	700.00	1,489.38	1,500.00
61240 - Admin Office Cleaning	1,500.00	690.00	810.00	1,500.00	1,700.00
61350 - Enforcement/Signage	11,000.00	6,529.68	2,000.00	8,529.68	11,755.00
61351 - Roadside Cleanup/Adopt a Street	100.00	94.06	-	94.06	100.00
61352 - Signage	1,500.00	-	1,500.00	1,500.00	1,750.00
61410 - Seminars/Training/CE	1,500.00	-	1,000.00	1,000.00	1,500.00
61500 - Vehicle-Gas	14,096.00	4,684.86	4,000.00	8,684.86	15,000.00
61510 - Dept Auto #1/2011 Toyota P/U	1,000.00	891.81	108.19	1,000.00	1,000.00
61530 - Dept Auto #3/06 Ford	3,000.00	903.26	2,000.00	2,903.26	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	1,500.00	423.62	750.00	1,173.62	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	1,500.00	274.38	750.00	1,024.38	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	1,500.00	279.21	750.00	1,029.21	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	1,500.00	916.47	750.00	1,666.47	1,500.00
61580 - Kubota Tractor 2001	500.00	251.15	-	251.15	500.00
61590 - Kubota Tractor 2014	2,500.00	1,236.34	750.00	1,986.34	2,500.00
61592 - Kubota Tractor 2022	2,000.00	759.81	-	759.81	2,500.00
61600 - Facilities Maintenance	7,500.00	5,572.83	2,500.00	8,072.83	8,500.00
61601 - Equipment Maintenance	4,500.00	824.16	1,000.00	1,824.16	4,500.00
61602 - Trailer Maintenance	1,000.00	397.96	400.00	797.96	1,000.00
61603 - Boating Improvements	4,500.00	3,517.72	982.28	4,500.00	5,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	9,000.00	2,804.04	6,575.46	9,379.50	9,000.00
61605 - Fence Maint & Construction	2,500.00	179.36	500.00	679.36	2,000.00
61606 - Parks & Trails Expense	5,500.00	3,091.58	1,500.00	4,591.58	6,000.00
61610 - Consulting	2,000.00	1,759.00	-	1,759.00	2,500.00
61611 - Engineering/Survey	2,500.00	1,534.00	1,000.00	2,534.00	3,500.00
61620 - Fire Mitigation	23,000.00	6,764.52	3,500.00	10,264.52	23,000.00
61630 - Grass Seed/Fertilizer	6,000.00	7,225.92	-	7,225.92	8,000.00
61631 - Insect, Disease & Noxious Weeds	2,500.00	945.32	250.00	1,195.32	2,500.00
61632 - Water Quality Testing	1,000.00	350.00	500.00	850.00	1,000.00
61633 - Weeds & Algae Control	25,000.00	12,310.22	3,500.00	15,810.22	27,000.00
61640 - Porta Potties	5,000.00	1,988.00	600.00	2,588.00	3,000.00
61642 - PO Cluster Boxes	5,000.00	5,487.80	-	5,487.80	6,000.00
61645 - Pumping Services	1,500.00	-	-	-	1,500.00
61800 - Kids Fishing Derby & Events	1,000.00	227.75	-	227.75	1,000.00
61900 - Misc & Contingency	100.00	-	100.00	100.00	100.00

61910 - Common Area Improvements-Repairs-Equip	3,500.00	765.81	2,500.00	3,265.81	3,500.00
61960 - Stocking & Food Chain	114,000.00	74,425.00	39,575.00	114,000.00	119,000.00
	\$ 799,698.00	\$ 447,688.73	\$ 226,366.41	\$ 674,055.14	\$ 739,525.00
62250 - Website-Front Steps	4,000.00	2,273.44	1,500.00	3,773.44	4,000.00
62320 - Newsletter Prep/Printing/Postage	28,000.00	17,983.64	10,016.36	28,000.00	32,000.00
62800 - Community Activities & Events	21,000.00	6,485.55	15,000.00	21,485.55	23,739.00
62810 - Clubhouse Rental Expense	500.00	-	-	-	500.00
62820 - Facilities-Clubhouse	2,500.00	77.41	1,500.00	1,577.41	3,500.00
62830 - Clubhouse Cleaning Expense	1,500.00	900.00	600.00	1,500.00	1,500.00
62840 - Landscaping Clubhouse	500.00	215.40	500.00	715.40	750.00
62940 - Community Garden	5,000.00	1,655.29	500.00	2,155.29	4,000.00
	\$ 63,000.00	\$ 29,590.73	\$ 29,616.36	\$ 59,207.09	\$ 69,989.00
63000 - Payroll-DRA	347,904.00	231,008.70	110,100.00	341,108.70	370,500.00
63010 - Payroll-Overtime-DRA	500.00	449.48	100.00	549.48	750.00
63020 - Payroll Taxes-DRA	27,500.00	20,540.60	10,350.00	30,890.60	33,500.00
63100 - Health Insurance-DRA	37,710.00	16,365.55	8,150.00	24,515.55	31,500.00
63110 - Dental Insurance-DRA	2,600.00	1,990.56	650.00	2,640.56	3,000.00
63120 - Vision Insurance-DRA	450.00	331.25	200.00	531.25	600.00
63130 - Retirement-DRA	10,500.00	7,557.44	3,600.00	11,157.44	12,000.00
63140 - HRA-Health Reimbursement-DRA	7,200.00	5,600.00	2,400.00	8,000.00	9,600.00
63150 - Insurance-Workers Comp-DRA	2,500.00	1,729.50	482.00	2,211.50	2,500.00
63200 - Supplies-Building	10,000.00	5,378.57	2,700.00	8,078.57	11,000.00
63210 - Supplies-Programs	9,000.00	1,700.39	1,500.00	3,200.39	9,000.00
63220 - Janitorial/Housekeeping	2,000.00	208.35	500.00	708.35	2,000.00
63230 - Uniforms	1,000.00	-	500.00	500.00	1,000.00
63250 - EZ Facility Software	5,000.00	4,648.88	2,500.00	7,148.88	7,000.00
63251 - Tech Help	500.00	-	-	-	1,000.00
63320 - Office Supplies/Printing	3,200.00	716.32	1,200.00	1,916.32	3,000.00
63400 - Dues/Subscriptions	250.00	523.75	100.00	623.75	500.00
63410 - Seminars/Training	2,200.00	1,280.00	500.00	1,780.00	2,200.00
63500 - Business Mileage		266.90	200.00	466.90	250.00
63600 - Maintenance Building	20,000.00	9,121.45	500.00	9,621.45	20,000.00
63601 - Maintenance-Grounds & Parking	4,000.00	2,018.22	400.00	2,418.22	4,000.00

63602 - Maintenance-Pool	21,000.00	18,833.82	6,000.00	24,833.82	22,000.00
63800 - Pagosa Springs Porpoises Swim	4,500.00	3,709.74	-	3,709.74	4,500.00
63810 - Swim Lesson Expense	4,750.00	3,480.00	550.00	4,030.00	4,750.00
63900 - Misc & Contingency	500.00	25.02	400.00	425.02	500.00
63910 - Non Capital Equipment Replacement	5,000.00	3,304.92	1,695.08	5,000.00	5,000.00
63920 - Merchandise	2,000.00	90.69	750.00	840.69	1,500.00
64010 - Utilities-Gas Rec	43,800.00	23,505.77	16,000.00	39,505.77	45,100.00
64020 - Utilities-Electric Rec	42,035.00	25,391.38	16,000.00	41,391.38	43,400.00
64030 - Utilities-Water Rec	8,250.00	4,803.42	3,500.00	8,303.42	8,500.00
64040 - Utilities-Waste Control Rec	2,100.00	1,034.48	500.00	1,534.48	2,100.00
64050 - Irrigation Water Rec	2,000.00	95.03	500.00	595.03	1,500.00
64060 - Utilities-Alarm Rec	3,500.00	1,193.40	250.00	1,443.40	3,500.00
64070 - Utilities-TV-Telephone Rec	1,000.00	1,741.80	900.00	2,641.80	3,000.00
	\$ 634,449.00	\$ 398,645.38	\$ 193,677.08	\$ 592,322.46	\$ 670,250.00

70010 - Gas Admin	2,500.00	1,021.08	600.00	1,621.08	2,600.00
70020 - Electric Admin	4,300.00	2,783.72	1,800.00	4,583.72	4,720.00
70030 - Water Admin	6,000.00	1,760.05	1,400.00	3,160.05	3,500.00
70040 - Waste Control Admin	2,200.00	1,400.98	800.00	2,200.98	2,400.00
71010 - Gas Shop	3,000.00	1,133.21	600.00	1,733.21	2,500.00
71020 - Electric Shop	2,200.00	819.69	300.00	1,119.69	2,200.00
71030 - Water Shop	1,050.00	518.17	350.00	868.17	1,100.00
71040 - Waste Shop	1,800.00	1,066.87	500.00	1,566.87	2,000.00
72010 - Gas Clubhouse	5,200.00	2,208.14	1,200.00	3,408.14	4,500.00
72020 - Electric Clubhouse	2,200.00	1,175.85	1,000.00	2,175.85	2,500.00
72030 - Water Clubhouse	2,700.00	1,123.45	1,500.00	2,623.45	3,000.00
73000 - Cellular Phones	3,500.00	2,095.18	1,400.00	3,495.18	3,750.00
73010 - Telephone-All Depts Except Rec	5,000.00	2,624.15	2,000.00	4,624.15	5,000.00
74000 - Street Lights	2,000.00	992.74	700.00	1,692.74	2,000.00
74010 - Water Other Assoc Lots	400.00	4,236.85	-	4,236.85	5,000.00
74020 - Aerator	10,000.00	2,888.89	3,000.00	5,888.89	8,000.00
74030 - Internet	4,500.00	2,985.52	1,500.00	4,485.52	5,000.00

	\$ 58,550.00	\$ 30,834.54	\$ 18,650.00	\$ 49,484.54	\$ 59,770.00
Total Expenses	\$ 2,884,156.00	\$ 1,727,606.35	\$ 942,229.65	\$ 2,669,836.00	\$ 3,022,702.00
Net Operating Income	\$ -	\$ 981,991.14	\$ (693,633.31)	\$ 288,357.83	\$ -

2025 Capital Budget

GL Account	2025Budget	2025 Capital Plan Funding
Income (Count: 2)		
20 - Capital Improvement Income (Count: 2)		
90000 - Capital Improvement Income	329,427.00	329,427.00
Transfer from Emergency Fund	125,000.00	125,000.00
91900 - Interest-Capital Fund	10,000.00	
	\$ 464,427.00	\$ 454,427.00
Expense (Count: 4)		
21 - Capital Improvement Expense (Count: 4)		
Construct Gymnasium	520,000	520,000.00
	0.00	
	\$ 520,000.00	\$ 520,000.00
Net Capital	\$ (55,573.00)	

2025 General Reserve Budget

GL Account	2025 Budget	2023 Reserve Study Update
Income (Count: 2)		
16 - Reserve Income (Count: 2)		
80000 - Reserve-Restricted	477,570.00	477,570.00
80100 - Interest-Reserve	23,000.00	4,697.00
	\$ 500,570.00	\$ 482,267.00
Expense (Count: 11)		
18 - Reserve Expense (Count: 11)		
Admin - Conference system	11,412.00	11,412.00
Rec Center - Exercise Equipment Cardio	45,647.00	45,647.00
Rec Center - Exercise Equipment Strength	17,117.00	17,117.00
Rec Center - Floor Refinishing	17,688.00	17,688.00
Rec Center - Pool Concrete Deck	9,274.00	9,274.00
Rec Center - Electrical	4,565.00	4,565.00
Maintenance Shop - Sheds, Storage	6,500.00	6,500.00
Hatcher Dock	10,000.00	10,000.00
National Forest fencing	11,753.00	11,753.00
Fire Mitigation	48,600.00	48,600.00
Mailbox Repairs	47,473.00	47,473.00
Boat & motor	27,200.00	27,200.00
Flail Mower, 2014 Ferri	7,900.00	7,900.00
Lawn Mower, 2018 Hustler	13,580.00	13,580.00
Tractor snow blower, 2014 Kubota	20,735.00	20,735.00
Trailer, 2015 Enclosed Heibco	-	7,235.00
Vehicle, 2006 Ford F350	65,000.00	65,000.00
Replace Rec Center deck furniture	6,150.00	
Fence remaining shop boundary	20,000.00	
Wood Chipper-2012 Rayco Replacement	-	340,000.00
	\$ 390,594.00	\$ 711,679.00
Net General Reserve	\$ 109,976.00	\$ (229,412.00)

2025 Trails Maintenance Reserve Budget

GL Account	2025 Budget	2022 Reserve Study Recommended
Income (Count: 2)		
17 - Trails Maintenance Income (Count: 2)		
81000 - Trails Maintenance Reserve	58,900.00	58,900.00
81100 - Interest-Trails Maint Reserves	12,000.00	
	\$ 70,900.00	\$ 58,900.00
Expense (Count: 4)		
19 - Trails Maintenance Expense (Count: 4)		
	-	
	\$ -	\$ -
Net Trails Reserve	\$ 70,900.00	\$ 58,900.00

PPP proposed additions;

3.1.31 Temporary/Seasonal/Construction Structures:

Temporary is defined as an item or structure put up on a “temporary” basis to last no longer than 6 months, until a permanent structure can be erected and takes its place.

Seasonal is defined as an item or structure that is put up for a specific purpose for a 6-month time frame, usually for the summer or winter, that can be recurring every year for that same 6 month “seasonal” period.

Construction is defined as portable containers utilized to store and secure construction materials, equipment, tools, and household belongings. These containers may be steel shipping containers, Zircons, commercially available portable boxes or containers (U-Haul), or box/flatbed trailers.

3.1.31.6 All Construction containers/trailers shall require an application and written approval by the ECC. These may be included in applications for other projects or as standalone requests. Permits are valid for 6 months and require a permit extension if needed beyond the initial 6-month period. These must be removed from the property before the permit is closed and cannot be used as a permanent solution or part of any structure. These items may not be place for use of storage for other properties. Construction containers/trailers may be placed anywhere on the property to not cause any disturbance to neighboring properties and with consideration to drainage and landscaping.

3.1.20.1 **Dumpsters during construction/remodel** shall require an application and written approval by the ECC. Permits are valid for 6 months and require a permit extension if needed beyond the initial 6-month period. Dumpsters utilized for this purpose do NOT require screening and must be removed from the property before the permit will be closed.

PAGOSA LAKES PROPERTY OWNERS ASSOCIATION, INC. CONSTRUCTION STRUCTURES/DUMPSTERS APPLICATION

NAME _____ PHONE _____

MAILING ADDRESS: _____

E-MAIL: _____

CONTRACTORS NAME, PHONE, & EMAIL _____

PROPERTY ADDRESS: _____

BLOCK/LOT NUMBER _____ SUBDIVISION _____

CONSTRUCTION STRUCTURES/DUMPSTERS: SECTION 3.1.31

USE: _____

DESCRIPTION OF STRUCTURE TO BE PUT UP:

DIMENSIONS OF STRUCTURE (LxWxH): _____

DESCRIPTION OF USE: SECTION 6.2.7 USE: _____

The owner attests that the information above is complete, correct, and all documents needed for approval have been submitted. Owner has read and agrees to abide by the sections of the Project Permit Process that pertains to the project, the Declaration of Restrictions for this subdivision, Project Agreement and the Rules and Regulations of the Association. **Permit is valid Until date approved and must be removed prior to the expiration date.** The Constructions Structures must be maintained in good condition according to **ALL** the Association's Rules and Regulations.

Complete all 3 pages

FOR PLPOA USE ONLY

DATE APPLICATION AND PLANS RECEIVED & COMPLETE: _____

NO FEE ACCOUNT# _____ PERMIT # _____

APPROVED SPECIAL EVENT STRUCTURES PERMIT # _____

APPROVED / DISAPPROVED IN VANTACA EXPIRATION DATE: _____

PLPOA, INC. CONSTRUCTION STRUCTURES & DUMPSTERS PROJECT PERMIT AGREEMENT

- 1. _____ (initial) I am the owner of the property identified in this application.
2. _____ (initial) I and my contractor are responsible for reading, meeting, and following the requirements of the Project Permit Process, Project Agreement and the Rules & Regulations.
3. _____ (initial) I have submitted all required documents. (see section 3 & 4)
4. _____ (initial) Construction Structures permits are valid until the date specified and all structures must be completely removed and the property restored before the permit expires.
5. _____ (initial) Project permit card will be posted before construction begins and must remain posted until event is completed.
6. _____ (initial) All structures/dumpsters will be in accordance with the Project Permit Application, plans and specifications as submitted to and approved by the Environmental Control Committee (ECC).
7. _____ (initial) Permission is granted to the ECC and/or its representatives to access the property to assure that the project conforms to what was approved by the ECC. In verifying these details, the ECC assumes no responsibility whatsoever for the structural aspects of the Construction Structure/Dumpster being utilized. The number of spot checks conducted is entirely at the discretion of the ECC and/or its representatives, but it is anticipated they may occur as follows:
A. During construction at various intervals.
B. Upon completion of construction to assure that the construction structure or dumpster have been removed from the property.
8. _____ (Initial) YOU (the current owner) have the primary responsibility to advise anyone to whom you convey the property to, of the permit status at the time of the conveyance and must notify PLPOA in writing in advance if the property is to be conveyed before construction is complete and/or the permit closed.
9. All construction work will take place between 7:00 a.m. and 7:00 p.m., local time, Monday through Friday; 8 a.m. to 7 p.m., local time, Saturday; and 9:00 a.m. and 7:00 p.m., local time, Sunday.
10. All trees will be protected throughout construction. It is agreed that neither the Contractor nor their subcontractors will drive, park vehicles or stack construction material within the drip line of the trees.
11. The property owner and contractor understand that, in the event that legal action is required to enforce the terms of this agreement or any of the terms contained in the PLPOA Project Permit Process, Declarations of Restrictions and/or Rules & Regulations affecting the Property Owner's property, that if the PLPOA prevails, the property owner will be required to pay reasonable attorney fees and costs incurred by the PLPOA.
12. All provisions in this agreement are binding upon the Owner and contractor and the initialing of certain provisions does not affect the validity or enforceability of any other provision.
13. Violation and Fine Schedule: In consideration for obtaining a permit, the property owner and contractor agree that they are subject to fines for violations identified in Sections D, E and F of the Neighborhood Rules and Regulations. They also acknowledge that they are familiar with and will comply with all provisions of the Project Permit Process. The property owner and contractor also acknowledges that he/she has no outstanding fines, violations or citations from PLPOA.

Delinquent fines will be subject to collection utilizing all remedies available to the Association, to the extent permitted by law, including reasonable legal fees and costs of collection.

The owner attests that the information above is complete, correct, and all documents needed for approval have been submitted. Owner has read and agrees to abide by the sections of the Project Permit Process that pertains to the project, the Declaration of Restrictions for this subdivision, Project Agreement, and the Rules and Regulations of the Association.

Property Owners Signature and Date

Contractor Signature and Date

Property Owners Name (Print)

Contractor/Construction Company Name

EMAIL:

EMAIL: