



**Board of Directors Regular Meeting
November 14, 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**

October 10, 2024 Regular Meeting of the Board
- 4. Disclosures of Conflicts**
- 5. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 6. Staff Reports:**
 - a. General Manager's Report
 - b. Treasurers Report
 - c. Department of Property & Environment Report
 - d. Department of Recreation Amenities Report
 - e. Department of Community Standards Report
 - f. Lifestyle Report
- 7. There are 2 lot Consolidation permit applications for review**
- 8. Committee Reports:**
 - a. ECC Liaison Report October 2024 Meeting Minutes
 - b. Recreation Committee – Update Master Plan
 - c. Lakes and Fisheries Committee
- 9. Unfinished Business**
 - a. PPP Update – Construction Containers & Dumpsters
 - b. 2025 Draft Budget Review
 - c. Capital Improvement – Gymnasium Project Update
- 10. New Business**
 - a. Black Hills Easement Request – Mountain Meadows Greenbelt
- 11. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 12. Adjournment**



**Board of Directors Regular Meeting
October 10, 2024 6 pm
Pagosa Lakes Administration Building
MINUTES**

Board Attendees: Lars Schneider-President
Monty Whitman-Secretary
Ericka Bailey-Treasurer
Directors-Wade Lundy & Patrick Moore
By Proxy-Sasha King VP

Staff: Allen Roth-GM, Larry Lynch-DPE,
Keith Cramer-DCS, Ryan Graham-RA,
Jen Pitcher-Lifestyles

Candace Selk Barnes-Recording Secretary

Owners/Visitors: L. Smith, D. Chance, B. Peter, L. Traver, J. Brush, J. Frederick, K Deshler, J & M Guetig, L Moore, K Raymind, R Barry, M Cords, K Eaton, D Peter, E Darrigan, W Nobles, S Prince, M?, K Wilburt, B Medina, D Medina, L. Lee

VIA Zoom: T. Frank, K Benoit, C & T Medrano

1. **Call to Order at 6:05 pm by Schneider**
2. **Verification of Quorum by Board Secretary Whitman**
 - a. Approval of Agenda – **Motion to approve Agenda by Bailey, 2nd Whitman. Passed**
3. **Approval of the minutes – Motion to approve September 12, 2024 Minutes of BOD Regular Meeting by Whitman, 2nd Moore. Passed.**
4. **Disclosures of Conflicts - None**
5. **Owner/Member comments** – J. Frederick asked where funds for additional parking spaces at Rec Ctr came from. Schneider replied Capitol Improvement. Owner Guetig asked about funds for new asphalt on N Pagosa path. Answer: Trails Maintenance Reserve. Owner Deshler asked for PLPOA influence re: County promise to pave Lave Ave, response; Board has discussed same with County Commissioners at last two Joint Sessions. Owner Raymond expressed concern regarding the possible diversion of funding trails to proposed gymnasium. Pitcher stated trails have received the highest financial support use from Capitol Project funds \$545K, mailbox projects 2nd with \$240K. Two major trail projects are still on the Cap Plan for 2027 and 2028
6. **Staff Reports:**
 - a. General Manager’s Report – as submitted by GM Roth, he also announced the resignation/retirement of K.Cramer DCS Mgr and thanked him for his years of working with owners. Chris Simpson has been hired as Department Manager of Community Standards beginning October 16, 2024.
 - b. Treasurers Report – as submitted. Bailey explained Finance Committee recommendation of reinvesting several CD’s to maximize interest in the “ladder approach”.
Motion to approve reinvestment into 3 mo, 6 mo and 9 mo. terms by Whitman, 2nd Lundy. Passed.

- c. Department of Property & Environment Report – as submitted by Lynch, he shared 5K pounds of rainbow have recently been stocked. Brush collection/mulch yard will remain open W-TH-F until snow starts.
- d. Department of Recreation Amenities Report – as submitted by Graham. Facility looks great after annual cleaning shutdown. FT maintenance position is open.
- e. Department of Community Standards Report – as submitted. Fall Dumpster Day is coming up Oct 18.
- f. Lifestyle Report – as submitted.

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

7. There are 3 lot Consolidations permit applications for review

Motion to accept the three lot consolidations approved by Archuleta Board of County Commissioners by Whitman, 2nd Bailey. Passed

8. Committee Reports:

- a. ECC Liaison Report September 2024 Meeting Minutes- as submitted.

Motion to appoint Director Lundy as the Board Liaison to the ECC by Whitman, 2nd Bailey. Passed. Owner Deshler questioned vacant lots having native landscape which includes thistles, and believed previously PLPOA would mow. Lundy stated that review of covenants/PPP to clarify would be done.

- b. Garden Committee – no report.

- Youth Committee – move to Unfinished Business.

Motion to accept Committee Reports as presented by Bailey, 2nd Lundy. Passed.

9. Unfinished Business

- a. Associate Membership – Sheriff’s Office. Sherriff LaRoux previously request at 9/12/24 BOD meeting for active/current staff not living in PLPOA to purchase Rec Ctr membership after Sherriff Department pays dues/annual assessment as owner (within jurisdiction) in good standing. Discussion, Q&A followed with a number of board members/owners expressing support of Associate membership, Board Member Bailey and owner Frank disagreed.

Motion to offer Sherriff’s Department Associate Membership by Moore, 2nd by Whitman. King proxy in favor, Bailey opposed. Passed.

- b. Capital Improvement – Gymnasium Project - requires Owner Vote

- i. Finance Committee Funding Review. Committee proposed two options 1. PLPOA takes out bank loan which over 5 years would incur approximately \$250,000 in interest, with \$65 annual special assessment to owners x 5 years. 2. One time owner special assessment payment of \$250 which could be paid in four installments.

- ii. Architect Proposals – Two quotes received for preliminary drawings reviewed by Board.

Motion to approve Allegro Design proposal of \$7,500 which includes soil samples by Bailey, 2nd Lundy Passed with King proxy approval. Whitman recused.

iii. Approval Schedule & Youth Committee Presentations- Pitcher led the discussion regarding the timeline, Bailey emphasized that the Youth Committee was doing the leg work and was the driving force with Board guidance for the entire owner/membership upcoming presentations. Lengthy discussion followed with owners asking pertinent questions, concerns with information shared regarding transparency, clarification as to use of gymnasium by teams vs owners, upcoming survey, fee structure for rec membership, impact to other projects, contingency and if planned presentation would include pro's & con's which Pitcher replied would include FACTS and information. Weekly "Gym Talk" information is available on website and eblasts and Director Moore requests assurance that BOD has opportunity to review survey and Gym Talk info prior to publication.

10. New Business

- a. 2025 Draft Budget Review – GM Roth stated that the Finance Committee had reviewed the 2025 budget proposal, agreed with \$10 dues increase and did not have any additional recommendations. Roth shared that one item had been added not identified in Reserve Study that fencing be installed around the Maintenance Shop, Chipping/Mulch yard to keep liability risk low.
- b. PPP Update – Construction Containers & Dumpsters – Discussion by board with recommendation by BOD to Roth to present to ECC that staff approval of 1st and 2nd extension would suffice and any request for 3rd extension would go before the ECC.

11. Owner/Member Comments: none – ample discussion during meeting agenda items.

12. Motion to adjourn at 9:25 pm by Whitman, 2nd Lundy. Passed

Respectfully submitted by:

Monty Whitman, Board Secretary

Candace Selk Barnes, Recording Secretary

INTEROFFICE MEMORANDUM

TO: ERICKA BAILEY

FROM: KATIE BENOIT

SUBJECT: ACCOUNTING NOTES FOR OCTOBER 2024.

DATE: October 31, 2024

As of October 31, 2024, the Association has received \$1,941,225* or 97.9% of the total billed 2024 regular assessments of \$1,982,825. For the same period in 2023, the collections were approximately \$1,791,000 or 98.8% of the total of \$1,812,900 billed.

*Does not include 106 properties on payment plans.

Certificates of Deposit as of October 31, 2024:

MATURITY	RATE	VALUE	FUND
11/20/2024	5.35%	\$125,000	Capital
11/21/2024	5.30%	\$100,000	Reserve
11/21/2024	5.30%	\$125,000	Capital
12/6/2024	5.35%	\$180,000	Operating
1/21/2025	4.55%	\$50,000	Reserve
2/24/2025	5.30%	\$100,000	Reserve
3/17/2025	5.35%	\$69,000	Operating
3/27/2025	4.75%	\$150,000	Reserve
4/21/2025	4.35%	\$50,000	Reserve
5/22/2025	5.25%	\$100,000	Reserve
7/21/2025	4.20%	\$50,000	Reserve

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 10/31/2024

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$363,202.46			\$363,202.46
11540 - First Citizens Bank Operating	\$24,674.65			\$24,674.65
11541 - First Citizens Bank Sweep - Operating	\$501,719.88			\$501,719.88
12100 - Edward Jones Operating	\$75,222.16			\$75,222.16
12110 - Edward Jones Emergency Fund	\$270,881.22			\$270,881.22
12200 - Edward Jones Capital Improvement		\$809,131.39		\$809,131.39
13820 - Edward Jones Reserves			\$607,563.10	\$607,563.10
13841 - First Citizens Bank Reserves - CDARS			\$154,316.13	\$154,316.13
13850 - Edward Jones Trails Maintenance Reserves			\$164,036.11	\$164,036.11
14000 - Accounts Receivable	\$104,360.64			\$104,360.64
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	\$1,256.01			\$1,256.01
15200 - Accts Rec.-Prepaid Legal	\$15.95			\$15.95
15300 - Accts Rec.-Supplemental Health	(\$292.76)			(\$292.76)
15500 - Interfund-Due To/Due From	\$4,275.22			\$4,275.22
16000 - Prepaid Expenses	\$52,932.16			\$52,932.16
Total Current Assets	\$1,474,492.76	\$809,131.39	\$925,915.34	\$3,209,539.49
Fixed Assets				
18500 - Land: Admin-Shop-Rec Center	\$506,377.38			\$506,377.38
18510 - Building	\$4,043,372.99			\$4,043,372.99
18520 - Equipment	\$911,161.73			\$911,161.73
18530 - Lakes	\$425,755.37			\$425,755.37
18540 - Improvements	\$1,585,187.24			\$1,585,187.24

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 10/31/2024

19900 - Accumulated Depreciation	(\$3,465,893.06)			(\$3,465,893.06)
Total Fixed Assets	\$4,005,961.65			\$4,005,961.65
Total Assets	\$5,480,454.41	\$809,131.39	\$925,915.34	\$7,215,501.14
Liabilities / Equity	Operating	Capital	Reserve	Total
Current Liabilities				
20000 - Accounts Payable	\$822.51			\$822.51
20100 - Accrued Expenses	\$60,251.06			\$60,251.06
22000 - Prepaid Assessments	\$22,790.87			\$22,790.87
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	\$219,714.65			\$219,714.65
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	\$771,653.80	\$273,653.76	(\$239,165.32)	\$806,142.24
Total Equity	\$5,260,739.76	\$809,131.39	\$925,915.34	\$6,995,786.49
Total Liabilities / Equity	\$5,480,454.41	\$809,131.39	\$925,915.34	\$7,215,501.14

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	-	-	-	1,983,014.63	1,951,625.00	31,389.63	1,951,625.00
40010 - Association Dues-Timeshare	-	-	-	320,775.00	320,775.00	-	320,775.00
40020 - Association Dues-STR	975.00	-	975.00	274,650.00	260,000.00	14,650.00	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	(1,124.08)	-	(1,124.08)	(4,851.17)	(35,000.00)	30,148.83	(35,000.00)
40400 - Carry Forward	-	-	-	-	125,000.00	(125,000.00)	125,000.00
40500 - Late Charges	895.81	-	895.81	27,640.53	35,000.00	(7,359.47)	35,000.00
40600 - Other Income-Lien Fees	-	-	-	6,000.00	7,000.00	(1,000.00)	7,000.00
40700 - Delinquent Postage Fees	57.84	208.33	(150.49)	4,204.05	2,083.30	2,120.75	2,500.00
40800 - Delinquent Door Notice Fees	-	291.67	(291.67)	3,601.78	2,916.70	685.08	3,500.00
41000 - Lot Consolidation Fee	3,250.00	2,500.00	750.00	42,000.00	25,000.00	17,000.00	30,000.00
41010 - Other Income-Transfer Fees	10,620.00	5,717.75	4,902.25	65,420.00	57,177.50	8,242.50	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	1,500.00	-	1,500.00	86,018.00	-	86,018.00	-
41900 - Interest - Operating	799.50	1,666.67	(867.17)	30,314.76	16,666.70	13,648.06	20,000.00
Total Admin Service Income	16,974.07	10,384.42	6,589.65	1,927,115.58	1,937,859.20	(10,743.62)	1,958,628.00
Community Standards Income							
42000 - Filing Fee	1,490.00	742.00	748.00	16,862.00	12,340.00	4,522.00	13,500.00
42010 - Review & Inspect Fee	13,875.00	6,324.00	7,551.00	125,781.36	105,130.00	20,651.36	115,000.00
42020 - Permit Transfer Fee	-	-	-	500.00	-	500.00	-
42100 - DCS Fines	1,600.00	193.00	1,407.00	10,599.28	3,200.00	7,399.28	3,500.00
42300 - Community Enhancement	(12.00)	221.00	(233.00)	3,796.00	3,655.00	141.00	4,000.00
Total Community Standards Income	16,953.00	7,480.00	9,473.00	157,538.64	124,325.00	33,213.64	136,000.00
Property & Environment Income							
44000 - Fishing Permits	11,444.04	14,166.67	(2,722.63)	183,159.93	141,666.70	41,493.23	170,000.00
44010 - Boat Permits	370.00	1,208.33	(838.33)	17,625.00	12,083.30	5,541.70	14,500.00
44100 - Weed Control	-	41.67	(41.67)	315.00	416.70	(101.70)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	333.30	(333.30)	400.00
44300 - Other-DPE (Seed/Fertilizer)	162.00	541.67	(379.67)	7,606.00	5,416.70	2,189.30	6,500.00
Total Property & Environment Income	11,976.04	15,991.67	(4,015.63)	208,705.93	159,916.70	48,789.23	191,900.00
Community Lifestyle Income							
46000 - Community Activities & Events Income	130.00	100.00	30.00	2,583.50	3,000.00	(416.50)	4,000.00
46100 - Newsletter Advertising	2,174.44	-	2,174.44	4,249.86	2,000.00	2,249.86	8,000.00
46200 - Rent-Clubhouse	1,860.00	456.00	1,404.00	7,920.00	8,328.00	(408.00)	9,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46210 - Kitchen Rental	100.00	-	100.00	100.00	500.00	(400.00)	600.00
46220 - Accessory Rental- Stage & Sound	-	-	-	50.00	200.00	(150.00)	250.00
46230 - Clubhouse Cleaning	50.00	-	50.00	550.00	600.00	(50.00)	900.00
46300 - Vista Garden Income	50.00	375.00	(325.00)	1,329.35	3,000.00	(1,670.65)	3,000.00
Total Community Lifestyle Income	4,364.44	931.00	3,433.44	16,782.71	17,628.00	(845.29)	25,750.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	24,822.00	23,550.00	1,272.00	348,912.33	321,843.00	27,069.33	352,841.00
48200 - Timeshare Owners-Amenities	60,942.50	-	60,942.50	243,770.00	60,942.00	182,828.00	60,942.00
48300 - Sponsored Events/Programs	639.00	1,142.00	(503.00)	15,215.76	17,941.00	(2,725.24)	20,500.00
48400 - Rental Income	80.00	200.00	(120.00)	2,855.00	3,300.00	(445.00)	4,000.00
48500 - Retail	46.79	144.00	(97.21)	725.00	2,001.00	(1,276.00)	2,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	395.83	(395.83)	4,772.50	3,958.30	814.20	4,750.00
48700 - Swim Lesson Revenue	560.00	500.00	60.00	8,880.00	5,000.00	3,880.00	6,000.00
49999 - Fund Transfers - Rec	-	10,028.75	(10,028.75)	-	100,287.50	(100,287.50)	120,345.00
Total Recreation Amenities Income	87,090.29	35,960.58	51,129.71	625,130.59	515,272.80	109,857.79	571,878.00
Total Operating Income	137,357.84	70,747.67	66,610.17	2,935,273.45	2,755,001.70	180,271.75	2,884,156.00
Operating Expense							
Admin Service Expense							
50000 - Payroll-Admin	34,135.39	33,333.33	(802.06)	315,012.02	333,333.30	18,321.28	400,000.00
50010 - Payroll-Overtime-Admin	95.59	41.67	(53.92)	356.70	416.70	60.00	500.00
50020 - Payroll Taxes-Admin	2,861.34	2,666.67	(194.67)	27,911.59	26,666.70	(1,244.89)	32,000.00
50100 - Health Insurance-Admin	4,557.30	6,129.17	1,571.87	42,135.02	55,162.53	13,027.51	73,550.00
50110 - Dental Insurance-Admin	338.61	341.67	3.06	3,724.71	3,416.70	(308.01)	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	493.80	500.00	6.20	600.00
50130 - Retirement-Admin	1,840.94	1,750.00	(90.94)	18,165.88	17,500.00	(665.88)	21,000.00
50140 - HRA-Health Reimbursement-Admin	1,600.00	1,400.00	(200.00)	15,600.00	15,400.00	(200.00)	16,800.00
50150 - Insurance-Workers Comp-Admin	140.74	166.67	25.93	1,304.50	1,666.70	362.20	2,000.00
50160 - Life Insurance-All	196.21	200.00	3.79	2,131.82	2,000.00	(131.82)	2,400.00
50190 - Payroll-Paychex	891.53	1,208.33	316.80	9,134.01	12,083.30	2,949.29	14,500.00
50195 - Misc (Admin Cafeteria Plan)	46.02	133.33	87.31	1,166.02	1,333.30	167.28	1,600.00
50200 - Office Supplies	278.97	541.67	262.70	3,732.83	5,416.70	1,683.87	6,500.00
50250 - Software Expense	1,840.00	2,375.00	535.00	20,978.00	23,750.00	2,772.00	28,500.00
50251 - Office Equip Repair/Tech Help	1,524.55	1,000.00	(524.55)	10,305.90	10,000.00	(305.90)	12,000.00
50260 - Equipment Leases	544.76	266.67	(278.09)	2,723.80	2,666.70	(57.10)	3,200.00
50300 - Postage	-	916.67	916.67	10,432.25	9,166.70	(1,265.55)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	416.70	416.70	500.00
50320 - Copies/Printing	-	41.67	41.67	-	416.70	416.70	500.00
50400 - Dues & Fees	-	125.00	125.00	1,388.00	1,250.00	(138.00)	1,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50410 - Education-Seminars	200.43	708.33	507.90	2,317.93	7,083.30	4,765.37	8,500.00
50420 - Subscriptions	-	22.92	22.92	183.59	229.20	45.61	275.00
50500 - Gas/Mileage	-	16.67	16.67	50.92	166.70	115.78	200.00
50700 - Board Meetings/Discretionary	33.00	100.00	67.00	1,098.95	1,000.00	(98.95)	1,200.00
50710 - Online Elections	-	1,250.00	1,250.00	6,374.72	12,500.00	6,125.28	15,000.00
50900 - Misc. & Contingency	110.24	83.33	(26.91)	1,058.82	833.30	(225.52)	1,000.00
50950 - Advertisement	461.85	83.33	(378.52)	937.80	833.30	(104.50)	1,000.00
51000 - Audit	-	2,333.33	2,333.33	-	23,333.30	23,333.30	28,000.00
51100 - Legal	5,258.63	4,166.67	(1,091.96)	52,965.57	41,666.70	(11,298.87)	50,000.00
51101 - Legal - billed	(640.50)	-	640.50	(14,085.23)	-	14,085.23	-
51200 - Legal-Collections	3,425.40	5,833.33	2,407.93	26,113.29	58,333.30	32,220.01	70,000.00
51201 - Legal-Collections-billed	(3,056.57)	(4,583.33)	(1,526.76)	(20,916.75)	(45,833.30)	(24,916.55)	(55,000.00)
51500 - Property Taxes	-	83.33	83.33	1,543.76	833.30	(710.46)	1,000.00
51510 - Income Tax	2,355.00	34.75	(2,320.25)	2,355.00	347.50	(2,007.50)	417.00
52000 - Insurance Deductibles	-	83.33	83.33	-	833.30	833.30	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	416.70	383.36	500.00
53010 - Credit Card Charges	1,376.45	1,166.67	(209.78)	16,893.15	11,666.70	(5,226.45)	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	83.30	83.30	100.00
53030 - Delinquent Account Expenses	-	291.67	291.67	870.00	2,916.70	2,046.70	3,500.00
Total Admin Service Expense	60,465.26	64,453.52	3,988.26	638,219.92	707,806.03	69,586.11	841,442.00
Community Standards Expense							
60000 - Payroll-DCS	30,855.71	24,065.17	(6,790.54)	246,064.57	240,651.70	(5,412.87)	288,782.00
60010 - Payroll-Overtime-DCS	153.34	166.67	13.33	2,202.24	1,666.70	(535.54)	2,000.00
60020 - Payroll Taxes-DCS	2,596.58	2,000.00	(596.58)	21,701.14	20,000.00	(1,701.14)	24,000.00
60100 - Health Insurance-DCS	4,406.08	5,237.50	831.42	43,722.12	47,137.50	3,415.38	62,850.00
60110 - Dental Insurance-DCS	368.72	375.00	6.28	3,995.68	3,750.00	(245.68)	4,500.00
60120 - Vision Insurance-DCS	51.28	54.17	2.89	503.39	541.70	38.31	650.00
60130 - Retirement-DCS	1,177.95	1,333.33	155.38	12,385.38	13,333.30	947.92	16,000.00
60140 - HRA-Health Reimbursement-DCS	1,200.00	1,000.00	(200.00)	12,200.00	11,000.00	(1,200.00)	12,000.00
60150 - Insurance-Workers Comp-DCS	368.60	375.00	6.40	3,420.76	3,750.00	329.24	4,500.00
60200 - Office/Field Supplies/Expenses	209.52	391.00	181.48	1,127.58	3,756.00	2,628.42	4,500.00
60230 - Uniforms	-	43.00	43.00	412.19	417.00	4.81	500.00
60310 - DCS Copier	793.98	562.50	(231.48)	5,603.46	5,625.00	21.54	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	149.66	833.30	683.64	1,000.00
60410 - Professional Fees	-	40.42	40.42	127.50	404.20	276.70	485.00
60430 - Training	-	116.67	116.67	244.00	1,166.70	922.70	1,400.00
60500 - DCS Vehicle Gas	-	225.00	225.00	1,317.84	2,250.00	932.16	2,700.00
60530 - Vehicle Exp-Sport S 63	14.20	62.50	48.30	366.46	625.00	258.54	750.00
60540 - Vehicle Exp-Sport SL 29	14.20	62.50	48.30	331.20	625.00	293.80	750.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60700 - ECC Expenses	-	75.00	75.00	281.14	750.00	468.86	900.00
60900 - Contingency	-	43.00	43.00	-	417.00	417.00	500.00
60910 - Capital Expenditures	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
60930 - Community Enhancement	3,605.96	3,000.00	(605.96)	39,897.50	35,000.00	(4,897.50)	50,000.00
Total Community Standards Expense	45,816.12	39,436.76	(6,379.36)	396,053.81	394,950.10	(1,103.71)	487,017.00
Property & Environment Expense							
61000 - Payroll-DPE	26,932.08	30,550.58	3,618.50	264,583.96	305,505.80	40,921.84	366,607.00
61010 - Payroll-Overtime-DPE	192.09	416.67	224.58	1,361.73	4,166.70	2,804.97	5,000.00
61020 - Payroll Taxes-DPE	2,267.89	2,508.33	240.44	23,401.00	25,083.30	1,682.30	30,100.00
61100 - Health Insurance-DPE	3,073.40	5,761.67	2,688.27	36,117.23	51,855.03	15,737.80	69,140.00
61110 - Dental Insurance-DPE	307.93	375.00	67.07	3,748.67	3,750.00	1.33	4,500.00
61120 - Vision Insurance-DPE	45.17	54.58	9.41	508.16	545.80	37.64	655.00
61130 - Retirement-DPE	1,536.46	1,416.67	(119.79)	14,902.49	14,166.70	(735.79)	17,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	1,200.00	400.00	10,000.00	13,200.00	3,200.00	14,400.00
61150 - Insurance-Workers Comp-DPE	795.90	625.00	(170.90)	7,277.78	6,250.00	(1,027.78)	7,500.00
61200 - Office/Field Supplies	-	33.33	33.33	266.16	333.30	67.14	400.00
61210 - Tools, Supplies Expense	542.72	716.67	173.95	3,496.75	7,166.70	3,669.95	8,600.00
61220 - Janitorial Supplies	81.07	250.00	168.93	2,155.42	2,500.00	344.58	3,000.00
61230 - Uniforms	-	125.00	125.00	789.38	1,250.00	460.62	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	690.00	1,250.00	560.00	1,500.00
61350 - Enforcement/Signage	1,264.20	916.67	(347.53)	7,983.49	9,166.70	1,183.21	11,000.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	94.06	83.30	(10.76)	100.00
61352 - Signage	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
61410 - Seminars/Training/CE	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
61500 - Vehicle-Gas	-	1,174.67	1,174.67	5,918.16	11,746.70	5,828.54	14,096.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	891.81	833.30	(58.51)	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	1,056.26	2,500.00	1,443.74	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	521.39	1,250.00	728.61	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	372.14	1,250.00	877.86	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	279.21	1,250.00	970.79	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	916.47	1,250.00	333.53	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	251.15	416.70	165.55	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	1,236.34	2,083.30	846.96	2,500.00
61592 - Kubota Tractor 2022	-	166.67	166.67	759.81	1,666.70	906.89	2,000.00
61600 - Facilities Maintenance	50.02	625.00	574.98	5,673.23	6,250.00	576.77	7,500.00
61601 - Equipment Maintenance	91.73	375.00	283.27	1,046.42	3,750.00	2,703.58	4,500.00
61602 - Trailer Maintenance	-	83.33	83.33	470.96	833.30	362.34	1,000.00
61603 - Boating Improvements	-	375.00	375.00	3,517.72	3,750.00	232.28	4,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61604 - Lakes Fisheries & Parks/Repair & Maint	118.88	750.00	631.12	3,399.42	7,500.00	4,100.58	9,000.00
61605 - Fence Maint & Construction	1,831.87	208.33	(1,623.54)	2,011.23	2,083.30	72.07	2,500.00
61606 - Parks & Trails Expense	178.36	458.33	279.97	3,269.94	4,583.30	1,313.36	5,500.00
61610 - Consulting	-	-	-	1,759.00	2,000.00	241.00	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	1,534.00	2,083.30	549.30	2,500.00
61620 - Fire Mitigation	311.57	1,916.67	1,605.10	7,259.48	19,166.70	11,907.22	23,000.00
61630 - Grass Seed/Fertilizer	-	500.00	500.00	7,225.92	5,000.00	(2,225.92)	6,000.00
61631 - Insect, Disease & Noxious Weeds	-	250.00	250.00	945.32	2,500.00	1,554.68	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	350.00	833.30	483.30	1,000.00
61633 - Weeds & Algae Control	(2,724.21)	2,083.33	4,807.54	15,081.61	20,833.30	5,751.69	25,000.00
61640 - Porta Potties	135.20	416.67	281.47	2,393.60	4,166.70	1,773.10	5,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	5,487.80	4,166.70	(1,321.10)	5,000.00
61645 - Pumping Services	-	125.00	125.00	575.00	1,250.00	675.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	227.75	833.30	605.55	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	83.30	83.30	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	795.81	2,916.70	2,120.89	3,500.00
61960 - Stocking & Food Chain	31,350.00	9,500.00	(21,850.00)	105,775.00	95,000.00	(10,775.00)	114,000.00
Total Property & Environment Expense	69,182.33	66,516.49	(2,665.84)	558,378.23	662,603.23	104,225.00	799,698.00
Community Lifestyle Expense							
62250 - Website-Front Steps	273.34	333.33	59.99	3,089.12	3,333.30	244.18	4,000.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	17,983.64	14,000.00	(3,983.64)	28,000.00
62800 - Community Activities & Events	1,152.38	1,750.00	597.62	9,366.50	17,500.00	8,133.50	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	416.70	416.70	500.00
62820 - Facilities-Clubhouse	-	208.33	208.33	77.41	2,083.30	2,005.89	2,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	900.00	1,250.00	350.00	1,500.00
62840 - Landscaping Clubhouse	-	41.67	41.67	215.40	416.70	201.30	500.00
62940 - Community Garden	99.29	416.67	317.38	1,782.00	4,166.70	2,384.70	5,000.00
Total Community Lifestyle Expense	1,525.01	2,916.67	1,391.66	33,414.07	43,166.70	9,752.63	63,000.00
Recreation Amenities Expense							
63000 - Payroll-DRA	28,658.26	28,992.00	333.74	286,013.65	289,920.00	3,906.35	347,904.00
63010 - Payroll-Overtime-DRA	30.00	41.67	11.67	479.48	416.70	(62.78)	500.00
63020 - Payroll Taxes-DRA	2,398.48	2,291.67	(106.81)	25,112.78	22,916.70	(2,196.08)	27,500.00
63100 - Health Insurance-DRA	2,865.42	3,142.50	277.08	21,685.14	28,282.50	6,597.36	37,710.00
63110 - Dental Insurance-DRA	274.72	216.67	(58.05)	2,540.00	2,166.70	(373.30)	2,600.00
63120 - Vision Insurance-DRA	45.17	37.50	(7.67)	376.42	375.00	(1.42)	450.00
63130 - Retirement-DRA	734.97	875.00	140.03	9,137.30	8,750.00	(387.30)	10,500.00
63140 - HRA-Health Reimbursement-DRA	600.00	600.00	-	7,000.00	6,600.00	(400.00)	7,200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63150 - Insurance-Workers Comp-DRA	240.76	208.33	(32.43)	2,211.02	2,083.30	(127.72)	2,500.00
63200 - Supplies-Building	329.60	833.33	503.73	7,167.38	8,333.30	1,165.92	10,000.00
63210 - Supplies-Programs	25.00	750.00	725.00	1,736.42	7,500.00	5,763.58	9,000.00
63220 - Janitorial/Housekeeping	-	166.67	166.67	208.35	1,666.70	1,458.35	2,000.00
63230 - Uniforms	-	-	-	-	800.00	800.00	1,000.00
63250 - EZ Facility Software	615.94	416.67	(199.27)	5,880.76	4,166.70	(1,714.06)	5,000.00
63251 - Tech Help	-	41.67	41.67	-	416.70	416.70	500.00
63320 - Office Supplies/Printing	169.18	266.67	97.49	929.50	2,666.70	1,737.20	3,200.00
63400 - Dues/Subscriptions	47.15	20.83	(26.32)	618.05	208.30	(409.75)	250.00
63410 - Seminars/Training	-	-	-	1,420.00	1,650.00	230.00	2,200.00
63500 - Business Mileage	-	-	-	266.90	-	(266.90)	-
63600 - Maintenance Building	745.36	1,666.67	921.31	16,733.89	16,666.70	(67.19)	20,000.00
63601 - Maintenance-Grounds & Parking	976.21	333.33	(642.88)	3,264.39	3,333.30	68.91	4,000.00
63602 - Maintenance-Pool	791.26	1,750.00	958.74	21,652.37	17,500.00	(4,152.37)	21,000.00
63800 - Pagosa Springs Porpoises Swim	-	375.00	375.00	3,771.13	3,750.00	(21.13)	4,500.00
63810 - Swim Lesson Expense	400.00	395.83	(4.17)	3,880.00	3,958.30	78.30	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	25.02	416.70	391.68	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	3,304.92	4,166.70	861.78	5,000.00
63920 - Merchandise	6.23	166.67	160.44	133.20	1,666.70	1,533.50	2,000.00
64010 - Utilities-Gas Rec	3,404.46	3,650.00	245.54	30,093.13	36,500.00	6,406.87	43,800.00
64020 - Utilities-Electric Rec	4,207.75	3,502.92	(704.83)	33,944.26	35,029.20	1,084.94	42,035.00
64030 - Utilities-Water Rec	709.59	687.50	(22.09)	6,263.27	6,875.00	611.73	8,250.00
64040 - Utilities-Waste Control Rec	165.36	175.00	9.64	1,365.20	1,750.00	384.80	2,100.00
64050 - Irrigation Water Rec	15.25	83.33	68.08	140.00	833.30	693.30	1,000.00
64060 - Utilities-Alarm Rec	-	166.67	166.67	1,533.74	1,666.70	132.96	2,000.00
64070 - Utilities-TV-Telephone Rec	227.75	291.67	63.92	2,194.12	2,916.70	722.58	3,500.00
Total Recreation Amenities Expense	48,683.87	52,604.11	3,920.24	501,081.79	525,948.60	24,866.81	634,449.00
Utilities Expense							
70010 - Gas Admin	32.42	208.33	175.91	1,080.51	2,083.30	1,002.79	2,500.00
70020 - Electric Admin	282.86	358.33	75.47	3,422.38	3,583.30	160.92	4,300.00
70030 - Water Admin	414.81	500.00	85.19	2,458.27	5,000.00	2,541.73	6,000.00
70040 - Waste Control Admin	201.38	183.33	(18.05)	1,826.16	1,833.30	7.14	2,200.00
71010 - Gas Shop	28.88	250.00	221.12	1,189.10	2,500.00	1,310.90	3,000.00
71020 - Electric Shop	151.15	183.33	32.18	970.84	1,833.30	862.46	2,200.00
71030 - Water Shop	79.79	87.50	7.71	683.56	875.00	191.44	1,050.00
71040 - Waste Shop	146.28	150.00	3.72	1,359.43	1,500.00	140.57	1,800.00
72010 - Gas Clubhouse	94.12	433.33	339.21	2,338.08	4,333.30	1,995.22	5,200.00
72020 - Electric Clubhouse	258.22	183.33	(74.89)	1,434.07	1,833.30	399.23	2,200.00
72030 - Water Clubhouse	91.41	225.00	133.59	1,352.77	2,250.00	897.23	2,700.00
73000 - Cellular Phones	302.75	291.67	(11.08)	2,817.63	2,916.70	99.07	3,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
73010 - Telephone-All Depts Except Rec	360.37	416.67	56.30	3,344.89	4,166.70	821.81	5,000.00
74000 - Street Lights	135.14	166.67	31.53	1,263.02	1,666.70	403.68	2,000.00
74010 - Water Other Assoc Lots	4.77	33.33	28.56	4,246.39	333.30	(3,913.09)	400.00
74020 - Aerator	26.99	833.33	806.34	2,942.87	8,333.30	5,390.43	10,000.00
74030 - Internet	378.26	375.00	(3.26)	3,741.86	3,750.00	8.14	4,500.00
Total Utilities Expense	2,989.60	4,879.15	1,889.55	36,471.83	48,791.50	12,319.67	58,550.00
Total Operating Expense	228,662.19	230,806.70	2,144.51	2,163,619.65	2,383,266.16	219,646.51	2,884,156.00
Net Operating Income (Loss)	(91,304.35)	(160,059.03)	68,754.68	771,653.80	371,735.54	399,918.26	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
80000 - Reserve-Restricted	-	-	-	468,845.00	460,345.00	8,500.00	460,345.00
80100 - Interest-Reserve	1,168.41	1,916.67	(748.26)	25,451.91	19,166.70	6,285.21	23,000.00
Total Reserve Income	1,168.41	1,916.67	(748.26)	494,296.91	479,511.70	14,785.21	483,345.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	-	-	56,400.00	56,400.00	-	56,400.00
81100 - Interest-Trails Maint Reserves	268.30	1,000.00	(731.70)	13,549.21	10,000.00	3,549.21	12,000.00
Total Trails Maintenance Income	268.30	1,000.00	(731.70)	69,949.21	66,400.00	3,549.21	68,400.00
Total Reserve Income	1,436.71	2,916.67	(1,479.96)	564,246.12	545,911.70	18,334.42	551,745.00
Reserve Expense							
84001 - Exercise Equipment	-	-	-	14,487.00	-	(14,487.00)	-
84003 - Replace ATV	-	-	-	9,218.80	-	(9,218.80)	-
84014 - Replace Air Unit - Rec Center	-	-	-	434,323.71	700,000.00	265,676.29	700,000.00
84019 - Greenbelt Fire Mitigation	5,000.00	45,000.00	40,000.00	37,500.00	45,000.00	7,500.00	45,000.00
84023 - Replace Mailbox - Reserves	27,477.14	-	(27,477.14)	47,706.49	45,428.00	(2,278.49)	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)	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	13,000.00	-	(13,000.00)	13,000.00	15,000.00	2,000.00	15,000.00
84031 - Replace 12' Dump Trailer	-	-	-	10,349.86	9,500.00	(849.86)	9,500.00
84032 - Replace 18' Flat Trailer	-	-	-	7,618.58	7,500.00	(118.58)	7,500.00
Total Reserve Expense	45,477.14	45,000.00	(477.14)	606,790.82	847,431.00	240,640.18	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	45,477.14	45,000.00	(477.14)	803,411.44	1,055,777.00	252,365.56	1,070,145.00
Net Reserve Income (Loss)	(44,040.43)	(42,083.33)	(1,957.10)	(239,165.32)	(509,865.30)	270,699.98	(518,400.00)

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Capital Income							
Capital Improvement Income							
90000 - Capital Improvement Income	-	-	-	389,758.00	313,740.00	76,018.00	313,740.00
91900 - Interest-Capital Fund	667.14	1,666.67	(999.53)	4,373.91	16,666.70	(12,292.79)	20,000.00
Total Capital Improvement Income	667.14	1,666.67	(999.53)	394,131.91	330,406.70	63,725.21	333,740.00
Total Capital Income	667.14	1,666.67	(999.53)	394,131.91	330,406.70	63,725.21	333,740.00
Capital Expense							
Capital Improvement Expense							
95007 - Mailbox Improvements	(100.00)	-	100.00	-	-	-	-
95009 - Parking Lot - Rec Center	1,975.30	-	(1,975.30)	21,600.30	-	(21,600.30)	128,208.00
95011 - Vista Mailbox Development	68,894.50	-	(68,894.50)	91,377.85	-	(91,377.85)	219,000.00
95012 - Gymnasium	7,500.00	-	(7,500.00)	7,500.00	-	(7,500.00)	-
Total Capital Improvement Expense	78,269.80	-	(78,269.80)	120,478.15	-	(120,478.15)	347,208.00
Total Capital Expense	78,269.80	-	(78,269.80)	120,478.15	-	(120,478.15)	347,208.00
Net Capital Income (Loss)	(77,602.66)	1,666.67	(79,269.33)	273,653.76	330,406.70	(56,752.94)	(13,468.00)
Net Total	(212,947.44)	(200,475.69)	(12,471.75)	806,142.24	192,276.94	613,865.30	(531,868.00)

DEPARTMENT OF PROPERTY AND ENVIRONMENT

NOVEMBER 2024 BOARD REPORT

By Larry D. Lynch

- Lakes and Fisheries** – All four lakes are in good condition heading into the latter fall period. The lower lakes are near spill levels and Hatcher Lake is down a couple of feet. The lakes were stocked in October with 5000 pounds of 11-16 inch rainbow trout and anglers are reporting excellent success on trout, bass and the occasional crappie. We will be starting up lake aeration systems later this month in preparation for freeze-over, testing and maintenance. We will also be removing the floating docks at the boat ramps, and moving a couple of the larger docks into winter positions near the dams. The State Dam Safety Engineer inspected Hatcher dam in early November and while we are awaiting the final report I don't anticipate any issues, we stayed on top of dam maintenance this summer and the dam is in good condition. We also recently serviced the new Vaulted restrooms at Hatcher and Lake Pagosa dams with a vault pumping and fluid re-charge. We have been very pleased with the new restrooms, we clean them regularly and that was the first time we have had to pump the vaults, the new air mixing technology keeps them odor free for the most part.
- DPE Projects** – The DPE crew has been busy working on a number of projects here in late October and early November including final chipping operations at the brush collection area; new concrete pads and mailbox projects in Meadows at Hersch and Carino neighborhoods; we will be moving the mail boxes into the new sites soon; installing (trenching) irrigation lines and electric conduit into the new parking lot at the Rec Center (the county required trees and landscaping in those islands); winterizing grounds and irrigation systems at all facilities; a couple of hazard tree removals in greenbelts; lake aeration system pump repairs, replacements and start-ups; lake projects including moving docks into winter positions and installing thin ice warning signs later this month.
- Fishing Permit 2025**- I have been working with Jen and Katie to get set up for a new fishing permit sales program for next year. Both of them have worked real hard to get this program set up. The new system will be run through point-of-sale software that will allow us to track more closely all the different types of fishing permits that are available and make it easier to reconcile at months end. We sell thousands of differently priced permits every year and have about 16 different types of permits including seasonal, weekly's and daily's in 4 different categories: Owner/member, Short Term renter; sponsored guest and family options and we have adult and junior types of permits in each category which are priced differently. The new program will allow owners to purchase the permits on their own devices with credit card, or they can still come in

with cash or check if they like. A printer will print out the permit slip which will be attached to a colored card and laminated for them to keep on their person. This will make sales for staff much less time-consuming, make payment easier for owners and reduce the amount of time it takes to get a permit at the counter. We are looking forward to giving the system a test run here in a few weeks in preparation for the 2025 season which begins on January 1st.

4. **Greenbelts** – A couple smaller greenbelt thinning projects were completed in October including some work on a greenbelt in Vista below Prospect Blvd that was completed by the county Wildland Fire crew. A big appreciation to the Sherrif for offering his crew to help with thinning projects this year, it looks great and helped provide some community work and training for the county fire crew during slower times. Our contractors also finished up a small greenbelt thinning in Twincreek in addition to all the work that was accomplished earlier this summer in Martinez Mt, Twincreek and Lake Forest communities. We did the final walk-through with Wildfire Adapted Partnership, Bill Trimarco in October and expect our reimbursement check from the grant award this month for 50% of the project costs, a big help for sure. We understand that additional grant funding will be available next year and in talking with Allen we are already looking at some projects in the Lake Forest area and near Chris Mountain II along the canyon rim which will amount to some fairly large projects in 2025 and put us well on track to getting most of these greenbelts treated and mitigated in the next 2 or 3 years. We have completed most of the work in the Hatcher/Highlands area; Martinez Mt and Twincreek neighborhoods; Lake Forest and Vista. If we can finish up the Lake Forest community and tackle those larger greenbelts in the Trails/Chris Mt area next year we will have most of the larger greenbelts addressed and be able to finish up some smaller projects in 2026 ideally including work in Lake Pagosa Park, Lakewood etc.



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

Attendance report for October	2024
Timeshare Sign Ins	1,677
Member Sign Ins	5,692
Total User Attendance	7,369
Programs and Activities Attendance	
All programs in Aerobics Room	120
Water Aerobics	124
Racquetball	87
Basketball	49
Lap Lane	1,030

Manager's Summary:

- 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 Committee met on October 22 & 29 to discuss the rec center master plan. We all agreed that we should not add a 50-yard grass field and also not add onto the playground. It was agreed that we should add an outdoor hot tub in 2028. Our indoor hot tub is getting hammered from Wyndham use. Also, with the growth of swim team and swim lessons, we should look at adding another lap pool in 2030.
- I have been working with Commercial Fitness Solutions to help me with a possible remodel of our weight room area. They will be sending me renderings of what we could possibly do to add more equipment if the gym does or does not pass.
- I have reached out to Buckaroos to see if they could groom our trail in the back of the rec center for cross country skiing and skate skiing. He is willing to do it. However, I'm looking for an instructor to run beginner classes.

Maintenance/Supervision:

- I'm looking to order a new treadmill. Currently the Pre-Core keeps shutting down on people in the middle of their workouts.
- The three-day shutdown in October went well. We were able to paint in the pool area, deep clean all fitness equipment, washed windows that we typically can't get to. More importantly we were able to get our pool chemical controller's out of the acid room and place them in the pumphouse. Joe Rivas did a great job with that project.
- The bats have finally left. There is a gap or opening on part of your roof by the hot tub that was housing bats. Now that they are gone, I will need to get on the top of the roof and seal that section.

Programs:

- Swim Lessons for October went great. We had 29 kids, which is pretty good for that time of year.
- The first Pumpkins in the Pool – event for kids, went well. There was a solid turn out. The kids got to fall themes games, they dove for fake pumpkins and did some arts and crafts.
- Erica is rolling out a new buddy workout program. A few people have signed up for it. The idea is that your buddy helps keep you motivated.
- We are trying to get a youth sports class going. This class would be an into sports and fitness. They would be working on coordination, how to catch a ball, how to stretch and so forth.
- The next fitness challenge will be 12 days of Christmas. Each day there is a new workout which you gain points from. Whoever gets the most points wins.
- 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.

October 2024 Department of Community Standards Report:

- Open permits: 63
- Open violations currently: 07
- Violations opened last month: 12
- Violations closed last month: 24
- Short-Term Rentals properties information:
 - 03 New owners of existing Short Term Rental properties
 - 01 Annual renewals of existing registered STR properties
 - 00 New registered STR properties not previously registered
- Department of Community Standards team updates:
 - Dumpster day

**Pagosa Lakes Property Owners Association
Lifestyle and Communications Report
Nov 14, 2024
Jenifer Pitcher**

Lifestyle:

- **PLPOA lifestyle upcoming offerings**
 - **Nov 1&2 Holiday market**
 - **Nov 16 Art Show**
 - **Nov 16 Community Gymnasium Meeting**
 - **1st 2 weeks of Dec. Event with Santa**
- **Winter Newsletter - Hit mailboxes no earlier than Jan 10**
- **Committees**
 - **Youth Activities – See**
- **Clubhouse group/clubs and rentals:**
 - **Nov 18-Dec 14 clubhouse closed for Christmas event**

SUN	MON	TUE	WED	THU	FRI	SAT
27 ● 1pm Spiritual Experiences Group of ● 4pm hold	28 ● 12:30pm Monday/Thursday Bridge ● 1pm Games Group ● 4:30pm Essentrics	29 ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June	30 Hold ● 9am Advanced Line Dancing ● 1pm Games Group (conference RM)	31 ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with June ● 12:30pm Monday/Thursday Bridge	Nov 1 holiday market ● 12pm Friday Bridge	2
3 holiday market	4 ● 8:30pm Trail meeting ● 12:30pm Monday/Thursday Bridge ● 1pm Games Group ● 4:30pm Essentrics	5 Election Date Location	6 ● 8:30am EOC work Session ● 9am Advanced Line Dancing ● 1pm Games Group	7 ● 8:30am EOC Meeting ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with June ● 12:30pm Monday/Thursday Bridge ● 8:30pm SJDCC	8 ● 12pm Friday Bridge	9 Hold
10 ● 1pm Ecstatic Dance ● 5pm Hold	11 ● 12:30pm Monday/Thursday Bridge ● 1pm Games Group ● 4:30pm Essentrics ● 5:30pm New Owners Receptions	12 ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June	13 ● 9am Advanced Line Dancing ● 1pm Games Group ● 5pm photo club	14 ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with June ● 12:30pm Monday/Thursday Bridge ● 5:30pm Board Meeting Executive Sr ● 6pm MONTHLY BOARD MEETING	15 ● 12pm Friday Bridge	16 Beeley Market Gymnasium Public Meeting (Confer
17 ● 1pm Spiritual Experiences Group of ● 3pm Food Drive	18 Clubhouse Closed for Christmas CDC & Habitat now homeowner mee ● 9:30am Line Dancing ● 12:30pm Monday/Thursday Bridge ● 1pm Games Group ● 4:30pm Essentrics	19 ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June ● 2pm Dinner Banquet	20 ● 8:30am EOC Work Sessio ● 9am Advanced Line Dancing ● 1pm Games Group	21 ● 8:30am EOC Meeting ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with June ● 12:30pm Monday/Thursday Bridge	22 ● 10am Bookclub ● 12pm Friday Bridge	23
24 Clubhouse Closed for Christmas	25 ● 9:30am Line Dancing ● 12:30pm Monday/Thursday Bridge ● 1pm Games Group ● 4:30pm Essentrics	26 ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June	27 ● 9am Advanced Line Dancing ● 1pm Games Group	28 ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with June ● 12:30pm Monday/Thursday Bridge	29 ● 12pm Friday Bridge	30

ECC Liaison Report

DESCRIPTIONS	Oct		YTD	Previous YTD		
	10/3	10/17	2024	2023	2022	2021
Construction of new Single Family Residential and Modular Home	3	7	66	45	69	87
Mobile /Manufactured New or used placement	0	0	4	0	5	4
Major Projects	1	2	51	49	53	59
Minor Projects	17	15	281	256	320	343
Owner initiated Variance Request	0	1	8	9	8	16
Solar	5	2	20	27	17	0
Boat Dock Permit	0	0	6	0	7	4
Sign/ Banner permanent and temporary	0	0	4	2	2	3
Seasonal and Temporary structures	0	0	10	11	27	9
Written Request: Tree Removal/Fire Mitigation)	9	9	107	102	126	126
Written Request: Extensions/Revisions	15	22	252	280	255	136
Written Request: Miscellaneous	4	5	104	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	53	63	919	883	981	857
As Form Inspection Additions	2	4	67	54	54	x
Total Approved Applications	52	60	892	871	955	846
Notes						

RECREATION MASTER PLAN:

Pagosa Lakes Property Owners Association
Recreation Center & Complex



June 2013
Updated 2024

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Acknowledgements

- **Board of Directors:** Lars Schneider (President), Sasha King (Vice-President), Monty Whitman (Secretary), Ericka Bailey (Treasurer), Patrick Moore (Director), Wade Lundy (Director), Zane Kraetsch (Director)
- **PLPOA Staff:** Allen Roth (General Manager), Ryan Graham (DRA Manager), Larry Lynch (DPE Manager), Keith Cramer (DCS Manager), Jen Pitcher (Lifestyle & Communications Coordinator)
- **PLPOA Recreation Center Staff:** Ryan Graham (Recreation Manager), (Aquatic and Building Maintenance Supervisor), Todd Ormonde (Front Desk Supervisor/Program Coordinator), Erica Tlachac (Recreation Coordinator)
- **Recreation Committee Members:** Denny Mingo (Chair), Cheryl Mingo, Adam Blocki, Sherry Murphy, Brendan Murphy

Part I: Executive Summary

The Pagosa Lakes Property Owners Association Recreation Center, constructed in 1986, requires significant updates to meet the needs of its growing community. This Master Plan addresses existing deficiencies, projects future needs based on population growth projections, and outlines a phased approach to renovations and expansions.



Front facing view from south

Part IA: Existing Conditions & Deficiencies

The Recreation Center currently includes: an indoor pool, hot tub, children's shallow pool, aerobics room, two racquetball courts, a weightlifting area, a cardio area, a mezzanine workout level, men's and women's locker rooms, family changing rooms, a reception desk, and a manager's office. The building totals 20,000 square feet.

The building has gone through several renovations since 1986 including the addition to the current weight lifting area in 1996, the remodel of women's and men's locker rooms,

family changing rooms, new building entry completed in 2006, building expansion & remodel in 2015, a mezzanine level constructed, parking lot expansion and pool mechanical expansion in 2020.

Some of the current spaces are antiquated, inadequate in size, over utilized, and extremely inefficient in energy usage as well as inefficient functionally for homeowners and guests.

The Recreation building, constructed in 1986, was a typical public building for that era. The building was constructed with laminated glue-lam beams, which was considered modern and state-of-the-art at the time. The exterior facing includes a mixture of window types, cedar siding, and accent areas of stone. The building structure consists of wood bearing walls over a crawl space, with a floor structure consisting of 18" I-Joist @ 16" o.c., with plywood sheathing, and a roof structure consisting of glue-laminated wood beams, wood decking, I-Joist rafters, roof trusses and wood sheathing. The standing seam roofing is in fairly good shape and the projected life of this type of roof is typically 40 years. The exterior of the building is in good condition overall.

The center portion of the building includes an open entry/lobby area, which is single story in volume. Circulation/access/visibility has been greatly improved with the expansion/remodel project of 2015. On the East end of the building, to the right after entering the building, there is a two-story volume that contains the racquet ball courts, which are adequate and heavily used. Beyond the lobby and in front of the courts, there is cardio equipment placed in every available space and heavily used, equipment is in corridors and in front of other equipment

To Summarize:

- **Building Structure:** The building, constructed in 1986, shows its age. Some materials are outdated and energy inefficient.
- **Space Inefficiencies:** Many spaces are too small or poorly utilized. Circulation and accessibility have been improved with the 2015 remodel, but remain suboptimal.
- **Pool Area Issues:** The single pool struggles to accommodate diverse user groups (lap swimmers, recreation swimmers, classes, teams, and rehabilitation) due to size constraints and temperature limitations.
- **Weight/Cardio Area:** Space is extremely limited in these areas.
- **Locker Rooms:** While recently renovated, locker rooms (especially the men's) remain undersized.

Next to the cardio space the weight lifting area is full of equipment with no room to expand. Between the cardio area and the front desk are the steps going up to the Mezzanine level which contains a physical trainer machine and spin bikes. At the end of the hallway the aerobics room has mirrors on one wall and storage closets on the other.



Aerobics Room



Weight Area



Cardio



Mezzanine Level

6 Recreation Master Plan:

Just before the aerobics room are the locker rooms, which were upgraded with new flooring, sinks, tile and partitions, Men's locker rooms are much smaller than the women's locker rooms. Beyond the men's and women's locker rooms are the family locker rooms which are accessed through the men's and women's lockers rooms or the pool area. The family locker rooms were updated in 2017 and are now fully handicap accessible.



Lastly is the indoor pool area that house the large pool, hot tub, and kid's shallow pool. The existing pool presents problems trying to accommodate the different type of user groups. Lap Swimmers, Recreation Swimmers, Various Classes, Swim Teams and Rehabilitation. Each group has a different desired temperature for their activity and compete with each other for the most desired times to use the pool. A new lap pool has been recommended to alleviate this problem and handle the increase in population growth within the community. The lap pool was included in the Master Plan in 2013 and the Plan was voted on and approved by the PLPOA owners at the Annual Meeting. The Lap pool has also been a target for capital improvement even prior to 2013.



Pool



Shallow Kiddie Pool



Hot Tub

Applicable Codes:

- 2006 International Building Code
- 2006 International Fire Code
- 2012 International Plumbing Code
- 2006 International Mechanical Code
- 2011 National Electrical Code

Occupancy Class:

- A-3 Recreation Center

Construction Type:

- V-B Non-Fire Protected

Required Occupancy Separations:

- Non-Separated Uses - Entire Building Considered A-3

Allowable Areas & Heights:

- A-3 - 6,000 S.F. Per Floor, 1-Stories (40')
- Aggregate Area of All Buildings, All Occupancies = 20,000 S.F.
- Actual Height: 33'-0" Max. Height

Fire Resistant Requirement for Building Elements:

- Type V-B:

Structural Frame:	0
Bearing Walls:	0
Non-Bearing Walls:	0
Non-Bearing Walls (Int.):	0
Floor Construction:	0
Roof Construction:	0

Zoning Regulations (Setbacks):

- West Yard 20'-0" From Property Line
- South Yard (Park Ave) 25'-0" From Property Line
- East Yard 20'-0" From Property Line
- North Yard 20'-0" From Property Line

Fire Resistant Ratings for Exterior Walls:

- | | |
|---|-----------------|
| • Less Than 5' | 2-HR Rated Wall |
| • Greater Than Or Equal To 5', Less Than 10' | 1-HR Rated Wall |
| • Greater Than Or Equal To 10', Less Than 30' | 0-HR Rated Wall |
| • Greater Than 30' | 0-HR Rated Wall |

**No Exterior Wall Fire Protection Required, As All Yards Are At Least 30' From Property Lines

Maximum Area of Exterior Wall Openings:

- No Limit - Greater than 30' from property lines, Unlimited.

Fire Protection Systems:

- Installed as part of 2015 renovation
- Required Per IBC 2006 Section 903.2.1.3
 - Fire Area Exceeds 12,000 Sq.Ft.
 - Fire Area Has An Occupant Load Of 300 Or More.
- Required Per IBC 2006 Section 907.2.1
 - A Manual Fire Alarm System Shall Be Installed In Group A Occupancies Having An Occupant Load Of 300 Or More.

Part IB: Purpose of the Plan

This plan works in unison with the Strategic Plan. It will assist in providing direction and shaping the Strategic Plan for continuous updates. The PLPOA has recognized that the current recreation center is antiquated and inadequate for the current needs of the homeowners and guests, as well for future growth of the area.

The purpose of this plan is to determine the current and future projected needs of the homeowners and guests for the Recreation Center and the surrounding complex. This plan will be utilized to prepare a schematic design as well as estimates of costs for implementation and project phasing as part of the Capital Improvement Funding Plan.

The Master Plan is based on requirements to serve anticipated growth through 2045. Provision for expansion beyond this period should be considered. Currently the Association is averaging more than 70 new homes built each year. The population in the County is expected to increase almost 3% each year doubling the current population by 2045.

This Master Plan was initially developed in June 2013 and was presented and approved by the PLPOA owners at the 2013 Annual Meeting. The Recreation Committee has researched and planned to update the document to reflect current needs of the membership.

This plan is based on the assumption that the Recreation Center should remain at its current site in South Village Lake. The existing 12.02 acres of available site area are more than adequate for any proposed expansion.

THE UPDATED PROJECTS ENVISIONED BY THE PLPOA INCLUDES THE FOLLOWING COMPONENTS:

- Construction of a gymnasium
- Convert outdoor basketball courts to pickleball courts with construction of gymnasium
- Expand weight room and Cardio area into Aerobics room with construction of gymnasium
- Construction of a Multi-purpose Athletic Field and outdoor restrooms.
- Construction of additional parking lot
- Construct additional hot tub on outdoor deck
- Construction of a lap pool

To Summarize:

This Master Plan, updated in 2024, works in conjunction with the Association's Strategic Plan. Its purpose is to:

- Define current and future recreation needs for homeowners and guests.
- Develop a schematic design and cost estimates for improvements.
- Outline a phased implementation plan.
- Address projected population growth (approximately 3% annual increase, leading to a doubling of the population by 2045).

This plan assumes the Recreation Center will remain at its current location.

Part II: Master Plan Values & Goals**Project Values:**

The following values are intended to guide the planning process:

- Exercise Fiscal Responsibility
- Be User-Friendly
- Plan for the Future
- Enhance PLPOA & Property Values
- Inspire Healthy Life Styles
- Promote an Active Community- Provide Recreation and Social Programs, Events & Activities
- Promote Family Activities – Emphasis on Youth
- Strive for Simplicity
- Strive for Sustainable Design Principles

Project Goals:

The goals of this program and the corresponding site plans and designs are as follows:

- Provide recreation facilities plans to meet the growing needs of PLPOA owners as a target for the Association to focus its efforts on.
- Provide project improvements that are “user-friendly”, that are customer service oriented, and that are efficient for building visitors as well as PLPOA employees.
- Provide project improvements that incorporate multiple purposes to the greatest extent possible.
- Provide a structure, design and equipment that are easily adaptable to changing future needs.

Part III: Description of Plan

This plan includes five major components: Pool Area improvements, a Gymnasium Addition (with Weight and Cardio area expansion), conversion of outdoor basketball courts to pickleball courts, a Multi-purpose Athletic Field, and Parking and Site Planning improvements. All components will remain connected as a single complex unless explicitly stated.

Recreation Center & Complex Phasing:

Phase I: Construct a new Parking Lot

- Located on West-side of the Rec Center
- Paved adding 52 spaces
- Serving dog park, gymnasium and multi-purpose athletic field.

Phase II: Construction of a Gymnasium

- This would be a separate building located on the north side of the existing Rec Center and would be connected to the Rec Center with an enclosed breezeway from the back door in aerobics room.
- Steel Frame building with slab on grade matching the Rec Center
- Relocation of the electrical power as well as upgrade
- Drainage Plan for all future improvements to the complex has been completed.
- Building would need additional restrooms
- Fire Protection Systems
- Sport Court Flooring System
- Interior wall siding only 10ft. high
- Divider Curtain to have two playing courts
- 6 Basketball hoops and 3 volleyball systems
- Expand weight and cardio equipment into aerobics room; aerobics to use gymnasium
- Remove outdoor basketball poles and fence area with permanent nets for pickleball courts

Phase III: Construct Multi-Purpose Athletic Field & Outdoor Restrooms

- 100-yard artificial turf field
- Lined for football and soccer
- One corner designated for baseball / softball
- Separate restroom building or attached to Rec Center with plumbing

Phase IV: Install new hot tub on outdoor deck

- Equal in size to the indoor hot tub
- Located on the west side of the deck
- Ensure to still have space for members using lounge chairs
- Self-contained pump, chlorination system and heater

Phase V: Lap Pool

- Construct new indoor 18' wide Lap Pool.
- 25-meter lap pool shall be 2 lanes and a total 18' wide to allow 4 swimmers at time
- Replace wall separating existing pool and new lap pool with glass curtain wall.
- Install new mechanical equipment for lap pool.

Part IV: Pagosa Springs/Archuleta County Growth Trends/Demographics

The Town of Pagosa Springs lies within Archuleta County in southwestern Colorado. The U.S. Forest Service or Bureau of Land Management owns or manages approximately 50 percent of the land within the county. An additional 15 percent of the land within the county is owned by the Southern Ute Indian Tribe. The Town of Pagosa Springs and the area immediately adjacent to the incorporated Town comprise a majority of the remaining 35 percent privately owned land.

The Town of Pagosa Springs grew from 1,591 in 2000 to 1,927 in 2017, which equates to a 21.12% change and an annual growth rate of 1.24 percent. The Town population represents 13 percent of Archuleta County's population of 14,189. The unincorporated county is growing faster than the Town increasing from 13,355 in 2020 to 14,189 in 2023, which equals a percent change of 6.2%.

Within Archuleta County, private development activity has focused around Pagosa Springs and the nearby environs. According to data from the Pagosa Springs Water and Sanitation District (PAWSD), approximately 88 percent of the total county population is in the Pagosa Springs urbanized area. Therefore, a large portion of the growth within the unincorporated county has been located in the immediate area surrounding the Town.

The Pagosa Lakes Property Owners Association reports that from 2017 to 2022 the community is averaging 78 new homes being built each year. Archuleta County including PLPOA averaged 124 new homes showing the majority of new home growth is in PLPOA. The population of Archuleta County is forecasted to increase 2% annually. The population will double in-size from 2017 to 2045.

According to the 2020 Census, the median age in Archuleta County is 50.8. 18 percent of the population is less than 18 years old. The bulk of full-time residents are between the ages of 35 and 54 years old (51 percent) and a small portion of the second homeowner or part-time residents (38 percent). The second homeowner (or part time) population is older than the permanent population.

Part V: Space Requirements

Weight / Cardio Area:

The Recreation Center has seen a 17.3% increase in usage over the past 3 years. Every bit of space is being used for cardio and weight equipment. Many days there are members waiting to get on a piece of equipment. Additional space is needed to keep up with demand. Both weight and cardio equipment need to be increased in order to serve current members and the increase of members as the community continues to grow.

The construction of a gymnasium will not only meet the demand for other recreational activities, but assist with being able to expand the weight and cardio areas. With the addition of a gymnasium, aerobics, yoga and other fitness classes can be held in the gymnasium. The existing aerobics room can be opened to allow additional weight and cardio equipment to be placed there.

Pool Area:

The pool is extremely busy, both with members and guests. It is used for lap swimming, recreation, classes, open swim and swim teams. These are extremely difficult to separate and please everyone. Temperatures are always a battle, as lap swimmers have their ideal temperature as do the recreationalist, aerobics class and swim team. The indoor shallow pool is great for very little kids, but limited in variety and only large enough for a couple families. It is common to see a line of people waiting their turn to use the hot tub, its way undersized for the number of occupants that use the recreation center. The pool mechanical room has been expanded and equipment upgraded serving the pool, kids pool, and hot tub. Additional lap pool or hot tub would require additional expansion. A designated lap pool will alleviate a lot of the problems and conflicts that arise from the existing shared lap swim and recreation use

Proposed Outdoor Recreation Complex:

The vacant land on the north side of the Rec Center offers a prime opportunity for the PLPOA to expand its amenities and create a recreation complex that would benefit all owners. This development will not only enhance community life but also increase property values by providing state-of-the-art recreational facilities for all age groups.

Phase 1: Parking Lot

The first improvement should be the construction of a **52-space parking lot** to support the growing demand and future expansion of the recreation complex. Proper parking infrastructure will allow the complex to accommodate more visitors and events without burdening the surrounding neighborhood with overflow parking issues.

Phase 2: Gymnasium:

The addition of a gymnasium adheres to the mission of the Association in improving quality of life thru recreation & social activities. The Association will be able to expand facilities to meet the needs of owners. This project will assist in satisfying the goals and objectives of the strategic plan of increasing recreation amenities.

Currently, the Association does not have any indoor facilities other than the pool for youth in the community. PLPOA youth are involved in sports through Rec Leagues, Sports Clubs and School Athletics. All the different youth sports compete for gym time which is at the schools. The amount of gym time offered does not come close to meeting the needs of the teams. The majority of the youth participating in these youth sports live in PLPOA. These Youth Sports Organizations need space and a gymnasium will assist and provide our PLPOA youth with much needed recreational activities.

The need for additional recreation facilities is identified in owner surveys and thus implemented into the strategic plan when created and updated. Also, surveys in 2023 identifies interest in a gym and multi-purpose field. The survey identifies the need for youth activities and facilities. A gym would allow the Association to provide much needed After-School programs. The gymnasium will also serve adult populations. As previously mentioned, aerobics, yoga and other classes will be held in the gym. During the winter, pickleball can be played in the gym. Adult sports and open gym time will serve adults as well.

A gymnasium will enable the Association to keep-up with a growing community and increase the viability of the community. A gymnasium added to the existing Rec Center will absolutely increase property values in Pagosa Lakes. This also meets the mission of the Association.

Phase 3: Multi-Purpose Athletic Field & Restroom Facility

Following the parking lot, the next step will be the development of a **100-yard multi-purpose athletic field**. This field will be designed for multiple sports, including soccer, football, and, in one corner, youth baseball/softball. The field's layout will include:

- **Dimensions:** 100 yards in length by 50 yards in width for the main field.
- **Baseball/Softball corner:** Approximately 50x50 yards for youth baseball/softball practices and games.
- **Turf:** Artificial turf is recommended due to its durability and low maintenance costs. While initial development costs for artificial turf are approximately double those of natural grass, the long-term savings in irrigation, mowing, and overall upkeep make it a more sustainable option. Additionally, the artificial surface will enable year-round use, even in winter, by clearing snow, allowing youth sports to continue through all seasons.

The Association's **2023 owner surveys** revealed significant interest in such a multi-purpose field, with youth sports facilities ranking among the top requests. Furthermore, PLPOA youth currently face significant competition for limited field time in town and school district facilities, which often fail to meet the needs of the community. The majority of these young athletes reside in PLPOA, making this project an urgent necessity.

PLPOA has also signed a **Memorandum of Understanding (MOU) with Archuleta County**. In return for financial support and assistance in applying for state grants, the multi-purpose field will be made available to non-PLPOA youth who participate in sports alongside PLPOA youth. This partnership opens opportunities for additional grant funding and ensures broader community engagement.

To accommodate the increased activity, a restroom facility will be constructed adjacent to the field. The recommendation is for at least a **vault toilet system**, which is cost-effective and easy to maintain. However, another option would be to build a more fully-equipped restroom attached to the Rec Center, utilizing existing water and heating systems for added convenience.

This expansion will enhance the Rec Center's appeal to families, providing a diverse range of activities in one centralized location.

Phase 4: Hot Tub

The existing hot tub cannot support the demand especially during the cold months with short-term renters and timeshares. Since there is not sufficient space within the pool area to add another hot tub, the space on the existing outdoor deck attached to the pool area will be able to accommodate another hot tub. Even though this would be located outside, it can be used year-round. Not have to construct an addition or enclose this area will save valuable capital funds.

All necessary equipment to operate the hot tub would be located adjacent to it. This would be a separate system exclusive to the new hot tub. This would include the filtration system, pump, heater and chlorination.

Phase 5: Indoor Lap Pool

The original Rec Center Master Plan was completed in 2013 and was approved by owner vote on the ballot as part of the Annual Meeting. The 2013 Master Plan's number one priority was to construct a lap pool addition to the current pool area. For eleven years, capital funds have been appropriated to other projects mainly due to the high expense of this project.

As previously stated, the pool is extremely busy, both with members and guests. It is used for lap swimming, recreation, classes, open swim and swim teams. With so many different user groups, it is difficult scheduling to meet the demands of the various groups. A designated lap pool will alleviate a lot of the problems and conflicts that arise from the existing shared lap swim and recreation use. Swim Lessons and the youth swim team have more than doubled in-size and will continue to grow. Rec Center membership has increased by 17.3% over the past three years. The addition of a lap pool will assist with meeting the increased demand.

This Rec Center facility addition will be located at the west end of the building attaching to the existing pool room. The indoor lap pool will be 18' wide and 25 meters long composing two lanes to allow four swimmers at a time. The existing wall on the west end would be replaced with a glass curtain wall separating the existing pool and the new lap pool. The pool mechanical room has been expanded and equipment upgraded serving the pool, kids pool, and hot tub. However, the additional lap pool would require additional expansion to accommodate the filtration system.

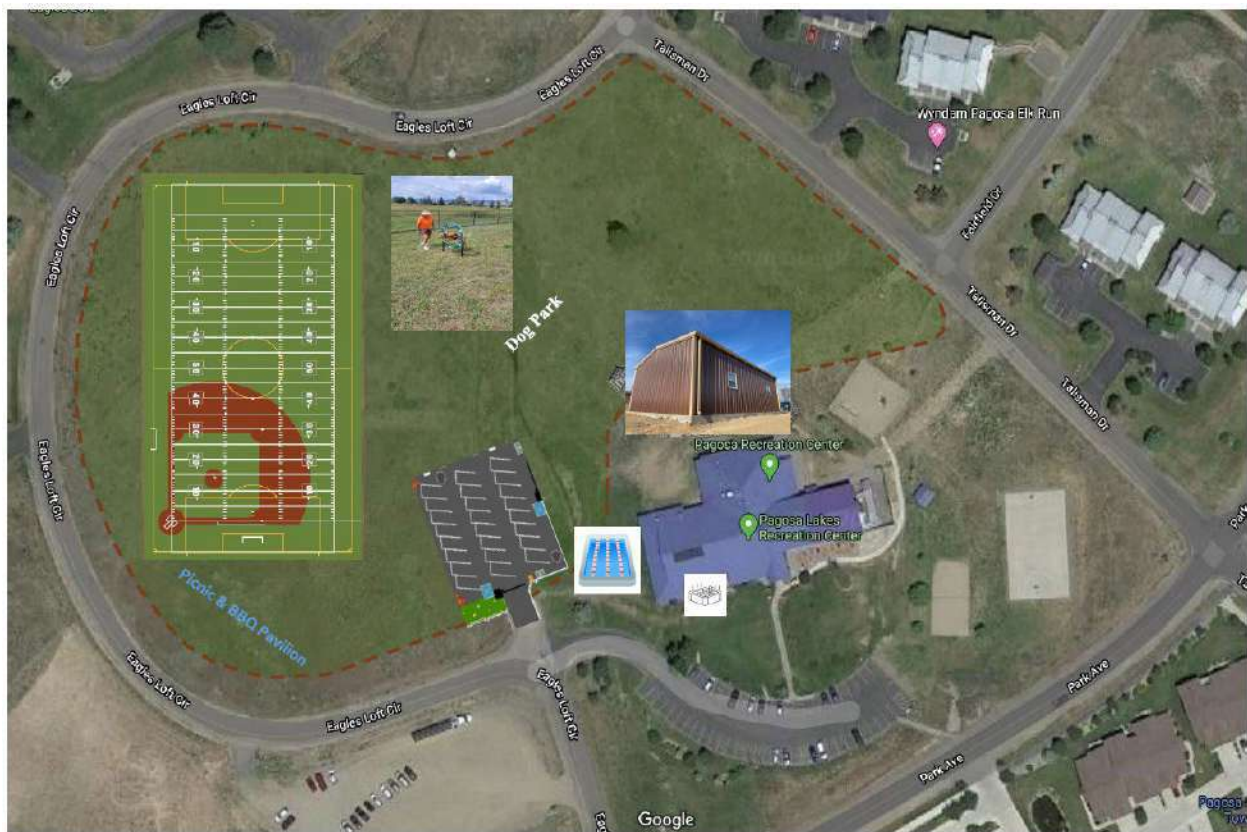
Long-Term Impact

The proposed Recreation Center and Complex improvements will be a pivotal addition to the PLPOA community, addressing critical recreational needs and significantly boosting property values. The survey results from **2023** show strong community support for these projects, particularly in relation to the growing demand for youth facilities and sports fields. By investing in these amenities, PLPOA will not only provide

much-needed space for its youth but also attract potential property buyers who see value in having access to top-tier recreational facilities.

This phased approach ensures that the project can be managed effectively and built out as funding becomes available, all while meeting the community's growing needs for outdoor activities.

Part VI: Rough Draft, Rec Campus concept layout



Part VII: Estimates (*Estimates Per Phase*):

PROJECT ESTIMATES			
		Estimated Cost	Year
PHASE I	Construct new Parking Lot	\$300,500	2024
PHASE II	Construct Gymnasium	\$2,000,000	2025
PHASE III	Construct multi-purpose athletic field and restrooms	\$1,200,000	2027
PHASE IV	Install new outdoor hot tub	\$80,000	2028
PHASE V	Construct Lap Pool	\$1,796,509	2030
All Phases Total		\$5,377,009	

MINUTES OF THE LAKES AND FISHERIES COMMITTEE MEETING

MONDAY, NOVEMBER 4, 2024

Committee chair Roger Flynn called the meeting to order at 2 pm. Present at the meeting were Mr Flynn, Larry Gwaltney, Don Collins and Dalas Weisz. Staff present was Larry Lynch, DPE Manager.

Lynch gave the committee an overview of the fall fish stocking status, where 5000 pounds of 11-16 inch rainbow trout were stocked in the lake in early October. Lynch stated that the fishing has been good this fall in the lakes. The committee discussed fishing activity, most of them being avid lake users and anglers and the consensus was that the fishing was very good. Mr Gwaltney commented that Village Lake was fishing exceptionally for much of the fall with excellent success on trout, bass and crappie. He also reported that the fishing was a little slower at Hatcher Lake this fall for some reason. Mr. Collins reported that the fishing on Lake Pagosa was excellent this fall, where he is consistently landing 20 plus trout a day.

The committee discussed the possible drawdown of Lake Pagosa next year by PAWSD where they need to draw the lake down to make a repair on a sewer lift station vault in the northeastern part of the lake shore. The committee had some concerns about this regarding the fishery, and just wanted to make sure everyone was on the same page about timing of all this so any preparations may be made for this event. Don Collins suggested that PAWSD should be aware of water temperatures and time the project in the cooler months where the fish would be less stressed.

It was also discussed that the drawdown may present some opportunities to do some lake improvement projects. The possibility of installing a concrete boat ramp during the drawdown was discussed. Lynch stated that was something not necessarily in the budget but it could be looked at as we get closer and discussed with the board as a possibility. Perhaps it could be done for a reasonable price. Mr. Weisz suggested that a small gravel ramp could be considered at the common boat storage area over in the northwest part of the lake where owners can store small kayaks and canoes. A small gravel ramp for small boat hand launching could be built by staff for little expense and would be much easier to do when the lake is down. Lynch stated that he would look to get that accomplished if the opportunity arose and it could be done by staff.

The committee discussed the main lake improvement project for 2024 which was the installation of a new floating dock on the west side of Hatcher Lake near the water treatment plant. The committee felt that this a great addition to the lakes and that regular and daily users

were heavily utilizing the new dock and it is a good spot for fishing because there is good depth at that location and the views of the lake and mountains are hard to beat.

Lynch gave the committee an update on the new fishing permit sales changes that staff has been working on. The new permit sales would be much easier to track and issue for all concerned, owners could purchase the permits on their own devices by credit card, or still come in with cash or check if they like. The permits would be printed at the front desk in the form of a label that would be attached to a colored card, laminated and issued in a short couple minutes. The committee felt like this would be a good upgrade to permit sales and make it more efficient all around.

The meeting was adjourned at 3:15 pm.

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. If a second permit extension is needed to go beyond 12 months, justification must be presented to the ECC and obtain the Committee's approval. 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. If a second permit extension is needed to go beyond 12 months, justification must be presented to the ECC and obtain the Committee's approval. 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. If a second permit extension is needed to go beyond 12 months, justification must be presented to the ECC and obtain the Committee's approval.
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
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:

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

**EASEMENT FOR DISTRICT REGULATOR STATION,
GAS LINES AND APPURTENANCES**

THIS EASEMENT is made and entered into this ____ day of _____, 2024, by and between **Pagosa Lakes Property Owners Association.**, whose address is 240 Port Ave., Pagosa Springs, Colorado 81147, “GRANTOR”, and **Black Hills Colorado Gas, Inc., d/b/a Black Hills Energy**, whose address is 7001 Mount Rushmore Road, Rapid City, South Dakota 57702 “GRANTEE”.

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, its lessees, licensees, successors and assigns, the right, privilege and perpetual Easement to enter upon the lands of Grantor to survey, construct, operate, patrol, inspect, maintain, alter, add pipes, repair, rebuild, replace and remove, on, under and over said lands and in and upon all streets, roadways or highways abutting said lands, now or at any future time, lines and related facilities for the transmission and distribution of gas and all appurtenances and appliances necessary in connection therewith, including but not limited to aboveground district regulator station, meter station or valve settings, all above ground structures to house the station, gas pipelines and appurtenances thereto; herein being collectively referred to as “Facilities”, together with the right of ingress and egress to and from the said Facilities of Grantee over the lands of Grantor so that Grantee may go to and from said Facilities from the public roads adjacent to Grantor’s lands, which said lands of Grantor, situate in the County of Archuleta, in the State of Colorado, to wit:

Township 35 South, Range 2 West, NMPM

Section 20: A parcel of land located in the NW1/4 of Section 20, Township 35 South, Range 2 West, NMPM, Town of Pagosa Springs, County of Archuleta, State of Colorado.

The Easement granted shall cover an area being TBD, encompassing the Facilities. The location of the Facilities is more generally described on “Exhibit A” attached hereto and incorporated by this reference.

It is the intention of the parties hereto that Grantor is hereby conveying the uses herein specified without divesting himself, his heirs or assigns, of the right to use and enjoy the above described premises: PROVIDED, however, such use shall not, in the judgment of said Grantee, interfere with or endanger the construction, safety, operation or maintenance of said Facilities, and provided further that Grantor shall not change the grade or contour of the easement and no building or structure shall be constructed on the Easement without written permission from Grantee.

Grantee, its successors and assigns, shall pay for any damage caused to land, growing crops, fences, livestock or other personal property of Grantor from the construction, operation or maintenance of said Facilities.

Grantee shall use standard industry construction practices to separate, preserve and maintain all topsoil disturbed during construction. Topsoil shall be separately stock piled and replaced over the right of way following construction. Grantee shall also restore the contour of all areas disturbed by its operations to conform as nearly as practical with the adjacent terrain. All areas disturbed by Grantee's operations shall be promptly recontoured, reseeded and restored using standard industry practices.

Grantee may erect and use gates in all fences which cross or which shall hereinafter cross the route of said lines. Grantee is given the right to trim, cut and clear away or otherwise control any trees, limbs, brush and vegetation on or adjacent to the above described Easement whenever in Grantee's reasonable judgment said trees, limbs, brush, or vegetation endanger the construction, safety, operation or maintenance of said lines. Notwithstanding anything in the foregoing paragraph, Grantee shall not be liable for damages to trees, undergrowth, brush and other obstructions where removal of said trees, undergrowth, brush and other obstructions is necessary to maintain the integrity of Grantee's lines and Facilities.

Title to said lines and Facilities shall be and remain in said Grantee.

TO HAVE AND TO HOLD said Easement and rights aforesaid with all and singular, the rights, privileges, appurtenances, and immunities thereto belonging or in any way appertaining unto Grantee its lessees, licensees, successors or assigns forever. This Easement shall run with the land and shall be binding upon Grantor and Grantor's heirs, personal representatives, successors and assigns. Grantee, its successors and assigns, will have the right to assign or transfer this Easement and right of way agreement in whole or in part. Grantor hereby represents, warrants and covenants that Grantor is the sole owner(s) of the above-described land, subject to existing liens and right-of-way easements of record and has all rights to grant this Easement.

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{SIGNATURES PAGE TO FOLLOW}

