

Week 4 Article 3: (11/01/2024)

Quick Clarifications on Gymnasium Presentations

We've received several insightful questions regarding the gymnasium project, many of which align with the topics we plan to address. Our priority is to ensure you receive accurate information, and since the details are interconnected, this process takes time. Our goal is to cover all key topics during the first community outreach meeting scheduled for November 16th.

Some concerns have suggested that the current information may be all that owners will receive or that we aren't conducting the necessary due diligence to cover all essential aspects. Rest assured, we are committed to a thorough process that includes all necessary steps. The gymnasium project involves multiple interconnected components. For example, we need the site plans from the architect and engineer, which will help us assess dimensions, space requirements, build costs, and their relationships to utilities, maintenance, and operational costs. From these data points, we can calculate an accurate cost of the special assessment to propose with the gymnasium vote and estimate membership and usage fees to ensure operational costs are covered by users.

Please review the presentation breakdown below, which outlines the primary points we aim to cover with detailed information, plans, and figures starting at the November 16th meeting.

[LINK TO PRESENTATION OUTLINE](#)

Before the November 16th outreach meeting, we will hold our regular monthly board meeting on November 14th. The "Gymnasium" will remain on the agenda throughout this process, though we don't currently foresee any items requiring board approval as the project's timeline and next steps were approved at the October meeting. The most comprehensive way to learn about the gymnasium project is through the three scheduled informational meetings or by viewing the presentation displayed from November 16th through March 1st, either in person or online on the gymnasium page. There, you'll find previous updates, new materials, and the virtual version of the outreach presentation from November 16th.

The November 16th, January 8th and March 1st meetings will be available in-person and via Zoom attendance, with opportunities for online attendees to participate. Note that the November 16th meeting will be held in the conference room with limited capacity, while the January 8th and March 1st meetings will be held in the clubhouse, which has more space. Please see the schedule below and attend the session that best

suits your availability. Each session will present the same foundational information, though we anticipate refining the content with additional insights from each meeting.

Presentation and Voting Timeline – Link to [FULL TIMELINE](#)

- Saturday, November 16, 2024, 9am PLPOA Conference RM & Via ZOOM: In-person presentation – Before the ballot opens
- Wednesday, January 8, 2025, 6pm PLPOA Clubhouse & Via ZOOM: In-person presentation – Before the ballot opens
- November 16, 2024 – March 1, 2025: Presentation boards available for viewing at owners' convenience at the PLPOA Admin Office located at 230 Port Ave.
- November 18, 2024 – March 1, 2025: Online presentation accessible on the gymnasium page
- January 27, 2025: Ballot opens
- March 1, 2025, 9am PLPOA Clubhouse & Via ZOOM: In-person meeting – Ballot closes following the meeting

Housekeeping and reminders:

- This week's article on the voting process and requirements has been postponed to next week to ensure the information is conveyed accurately.
- We will keep the current survey open through Monday and then open it back up Nov. 18-January 10th. You won't get an invite but you can use the information below once per email address in your household.
- Current SURVEY: Please assist us by not sharing the password with others. Instead, direct anyone who needs access to the "Invite" tab on the Gymnasium page or search their email for "Pagosa Lakes Property Owners Association, Inc" for the weekly e-blasts. We did move to a password-protected system vs the email invite initially planned. Please note that this is just a survey, the upcoming February vote will be managed separately implementing voting security measures using the VoteNow platform, the same service that handles our annual elections. Click [HERE](#) to access the survey using, Password: PLPOAgym2024 to enter.
- The gym project is *not* a done deal. Right now, the association is gathering information to make sure everyone knows the facts. When it's time, *all PLPOA owners in good standing will have the option to vote*, and the project will only go forward if the majority supports it. The final decision is in the hands of the owners—not the board or the staff.