

Comments and Questions	Category	Answer
<p>While I support recreational opportunities for young people, this is WAY too much money for something we will probably never use. Can't you get some grant money from the city, county, or state to defray some of the cost? If not, we cannot support it, and certainly we will vote against any of the 3 options you propose now.</p>	<p>Financial or Pricing Questions</p>	<p>We cannot obtain grant money for a private indoor facility. However, for the athletic field, we plan to leverage its public nature to apply for significant grants. The project will benefit the entire community and increase PLPOA property values. Please keep in mind this is a one-time payment of \$255</p>
<p>Haven't seen any specifics on gymnasium budget, just a large number. I believe \$1.8m. If I missed something please direct me. Also I'm interested how PLPOA will handle cost overruns. This a significantly large project. Seems construction projects very rarely come in at budget. I'd like to see how PLPOA will deal with this possibility.</p>	<p>Financial or Pricing Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025. Contingencies have been included in the overall project estimate.</p>
<p>This project has the feel of a Boondoggle. Why was it initiated when there is already a rec. center that is too expensive to join? What is the size in sq. ft and estimated cost per sq ft? How can you assure your customers (us) that you haven't low balled the cost estimates and have plans to hit people with cost over-runs during construction? How many fixed income people are there in the PLPOA who never plan to use this gym? Why was this project prioritized over improved walking and biking trails that ALL of your customers would use?</p>	<p>Financial or Pricing Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025.</p>
<p>I have a few questions. Why is there a variance in the amount a owner will pay? For the 5 year option, this is \$56-65 and a total fee of \$241-\$275. And the financial considerations talks about contributions are expected. What is this? If we are paying for this to be built, then why charge us fees to use it? This is going to be just like the current rec center only we will be forced to use something that we may never use! What about the upkeep, maintenance and personnel costs? What are the costs to construct this? How big is it? Has any geology investigation been done to determine if rock is an issue and this cost? Will the utilities handle this additional load and what are the costs for these? There is nothing in the survey about how the cost for this facility was determined! Has there been a needs assessment done? The usage breakdown mentions a lot of non-PLPOA use that will impact our ability to use our facility. How will the needs of PLPOA people be balanced with external groups such as clubs, school districts, town/county and private tournaments? And what private tournaments are being looked at or discussed? I hope not pickleball. Bottom line is that like any project, you need to due YOUR due diligence upfront and present the facts to every PLPOA member so we can make an informed and educated decision. Right now you are putting the cart before the horse and you have no idea how big the cart is nor how many horses are needed to pull it. This is not the way projects are done but clearly the way to get something passed with minimal information by a few. I look forward to your responses to my questions.</p>	<p>Financial or Pricing Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025.</p>

<p>While the gym has not been approved yet, bid on, or added to the annual budget; can the Board please give us the estimated projected building cost? How much is the annual assessment expected to increase to cover the cost of the project?</p>	<p>Financial or Pricing Questions</p>	<p>Details on this will be posted and answered via the open public meeting schedules for 11/16/24</p>
<p>Will it cost more to go to the rec center?</p>	<p>Financial or Pricing Questions</p>	<p>No, the cost of the rec center membership will increase by 4% in 2025, regardless of whether the gymnasium is approved. If the gymnasium is approved, membership costs will remain the same and will include access to the gym. Future rec center membership fees will not increase due to the gymnasium. However, there will be an option for 13-18 year-olds to purchase a youth pass that provides access to the gym and swimming pool, without the need for an adult membership.</p>
<p>What is the expected annual operating budget for the gym? Please include expected employees expenses, utilities, maintenance and other cost.</p>	<p>Financial or Pricing Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025.</p>
<p>With the hurricanes and for so many other reasons the cost of building materials may rise. Also as we all know projects rarely come in at the cost that they are protected to. How likely is another assessment after this one to finish the project?</p>	<p>Financial or Pricing Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025. Budget buffers have been accounted for.</p>
<p>What are the anticipated operating costs and what are the anticipated revenue streams? How have they been determined?</p>	<p>Financial or Pricing Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025.</p>
<p>What percentage of the HOA will use the gym? What percentage of the HOA use the existing facilities? Why not let the people that want the gym pay for it on a cost basis. You use it you pay and you do not use it you do not pay.</p>	<p>Financial or Pricing Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025. The gymnasium is budgeted to be self-sustaining from the users.</p>
<p>Since the survey is limited to one per email address can I assume there is only one assessment per household when we own multiple properties in the PLOPA?</p>	<p>General Inquiries</p>	<p>Read article: Week 5 Article 5: (11/08/2024) PLPOA Voting Processes at https://www.plpoa.com/gymnasium/</p>
<p>You are going to do what you want to do. From a retired persons perspective, we do not have the funds to pay for a project like this.. If you want to move forward with this project, perhaps you should include Individuals outside of the PLPOA. We know that we really don't have a say in what your final decision is!</p>	<p>General Inquiries</p>	<p>We cannot proceed with this project on our own terms; we must obtain approval from the ownership before moving forward per the PLPOA Bylaws. Additionally, due to the private nature of the PLPOA and the type of facility being proposed, we are unable to explore funding sources outside of the PLPOA</p>

<p>I don't think it's right that we will have to pay for something we are not interested in and will not use. Let the people who want it pay for it. Just because we belong to PLPOA does not make it right for everyone to have to pay for this especially since we won't use it.</p>	<p>General Inquiries</p>	<p>While it may be surprising, this is the first time you have a direct say in this matter. The money you contribute annually supports various capital, reserve, and operational projects that may not directly impact you, such as the Rec Center, lakes, fishing areas, trails, parks, and mailboxes. Membership in the POA is tied to your property title, and the amenities associated with the association are funded through equal contributions from all property owners. However, it's important to note that once the facility is built, its operations will be funded by those who actually use the space.</p>
<p>How much of this is due to Wyndham ? they already use our Rec center too much. I can't swim due to the open swimming, times for the Wyndham</p>	<p>General Inquiries</p>	<p>Very little</p>
<p>Is the assessment per vacant lot as well as lots with residences?</p>	<p>General Inquiries</p>	<p>Read article: Week 5 Article 5: (11/08/2024) PLPOA Voting Processes at https://www.plpoa.com/gymnasium/</p>
<p>Your requests supersede functions of an HOA AGAIN. You continue to want the owners to fund your ideas. This should come to an owner vote.</p>	<p>General Inquiries</p>	<p>It is going to come from an owners vote per the Bylaws, Article VIII, Section 1</p>
<p>This is a regressive tax on smaller homes, smaller families (i.e. # of bedrooms), and on lesser-valued properties. Why should a single person household pay the same as a 6 bed, 7 bath residence? It just makes no sense, there's no parity. You should come up with a stepped assessment. Plus, you could hit new construction with a special-special assessment, going out the next 10 years. This is unfair to smaller households and to the least valuable properties. I don't like it. I definitely believe in improving the facilities on that long vacant piece of land, but I can't support an assessment that is blind to the wide variation in property values and users/household.</p>	<p>General Inquiries</p>	<p>We are a POA, not a county or an HOA. Assessments are set at a flat rate, not based on property size or assessed value. This was established in the governing documents which the Association has to legally follow.</p>
<p>There are better ways to spend our money, newer, bigger is not going to fix the entitled. Classes in teaching others on how to build and make things will make their minds grow and help others that need help grow.. We have the outdoors to exercise in . Taxes will eat us all alive if we don't pay attention!</p>	<p>General Inquiries</p>	<p>Thank you for your input.</p>
<p>Is there any place I can look online now to see what this "gymnasium" is actually supposed to consist of? Is this a field house with indoor basketball/volleyball/tennis? Is it a room with a bunch of free weights? Will there be fencing? Racquetball? Gymnasium is a pretty generic term. Has anyone take the time to elaborate on what is meant by a gymnasium?</p>	<p>Gym Facilities or Equipment Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025. A gymnasium(basketball court) can be used for a wide range of activities serving all types of demographics.</p>

<p>I would ask that our yearly dues do Not increased for the first year. At least including an increase in the fees For the recreation center. To hold the same amount. What does disturb me Is that I live in a 684 square feet Town home and I pay the same as if someone has A home in the \$500,000 or 2 million dollar range. Why do we pay the same amount?? I feel we should get some kind of a lesser amount to pay. We are on a fixed income and it makes it difficult to come up extra money. We are agreeing with the special assessments, I'm agreeing to go forward with it. I think it is an important factor of having the extra gymnasium.. Even though It is difficult for us to come up with these extra funds. Thank you juli ferrara and steven clarke</p>	<p>Gym Facilities or Equipment Questions</p>	<p>We are a POA, not a county or an HOA. Assessments are set at a flat rate, not based on property size or assessed value. This was established in the governing documents which the Association has to legally follow.</p>
<p>The material about the gym has endless words and discussion, but I can't find the most basic information: How large a special assessment are you proposing, and for how long?</p>	<p>Gym Facilities or Equipment Questions</p>	<p>There is a lot of information on the gym project in order to encompass everyone's questions.Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025. The special assessment is a one-time fee of \$255</p>
<p>My question would be, how many people in each of the groups that you surveyed. If the number of people with kids/grandkids is much less than the older population that might not use it that might inform your decision. And since the question posed was for field/gymnasium - how can you know which one is really desired or would be used?</p>	<p>Gym Facilities or Equipment Questions</p>	<p>At this stage, the survey results are not the deciding factor for building the gymnasium. The surveys led to the formation of a committee, which explored the idea, obtained estimates, and determined a budget that exceeds the amount PLPOA can allocate without a vote. Ultimately, the decision will be made through a vote.</p>
<p>The gymnasium page has a presentation outline that mentions an architectural rendering. I don't see it on the page though. Is that available to the public?</p>	<p>Gym Facilities or Equipment Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025.</p>
<p>Is there a place to see the plans for the gymnasium? I've reviewed the documents online and not seeing any.</p>	<p>Gym Facilities or Equipment Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025.</p>
<p>The survey should be in at least two questions. , the first option of how to pay , then if you are for the gym I did not have the option to say how I want to pay the gym . Not a fair opinion. I am not for the project so how can I say how I would want to pay. This is trick survey.</p>	<p>Gym Facilities or Equipment Questions</p>	<p>The official vote will determine whether the project moves forward. The survey results were never intended to change the fact that a vote would take place. They were simply a way to consider the best method of payment for the entire community, should the gym be approved.</p>
<p>In the recent survey, we are being asked how we want to finance the gym project. I don't recall seeing information or a survey on need. I probably overlooked this, but, if available, could you share this once again? Thanks.</p>	<p>Gym Facilities or Equipment Questions</p>	<p>Previous surveys and committees identified the need, but the final decision will be made through the vote, reflecting the community's desire. The finance-related questions are intended to clarify the options associated with the gym's construction, ensuring that when you vote, you fully understand what you are voting on</p>
<p>Are the Wyndham property owners going to be assessed the same dollar amount as other PLPOA homeowners for this gymnasium? Has there been any discussion about giving PLPOA homeowners a discounted rate for using the rec center and/or new gymnasium? Thank you.</p>	<p>Gym Facilities or Equipment Questions</p>	<p>Yes, Wyndham owners will be assessed the same amount. The rec center prices are currently very reasonable and for PLPOA members only. The Gymnasium would be the same.</p>

<p>Why do we need a gymnasium?</p> <p>It seems like a ludicrous idea. Makes no sense at all. Do you see 70 year old people wanting to play full court basketball?????</p>	<p>Gym Facilities or Equipment Questions</p>	<p>According to the 2020 U.S. Census, the age distribution in Archuleta County, Colorado, is as follows: 4.1% under 5, 17.5% under 18, 51.1% 18-64 and 27.3% over 65 years of age. Furthermore, In Archuleta County, Colorado, there are 5,738 households, with 4,065 identified as families. This means that approximately 71% of households in the county are families. - in short we are serving a population that is NOT all 70 years old. This is a project for the community not individuals.</p>
<p>Is there a place to find actual information about the proposed project? Is this just a gym with basketball hoops volleyball courts etc? it is hard to fill out a survey without any knowledge or easily accessible information. I have looked at the links on the gymnasium page and don't see a description or schematic of the project and its purpose.</p>	<p>Gym Facilities or Equipment Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025.</p>
<p>Why should someone who doesn't use the rec facility be required to fund this project? Why don't the people who use the rec center pay for this?</p>	<p>Gym Facilities or Equipment Questions</p>	<p>The Rec Center and the gymnasium are and will be self-supporting operations. This project will benefit the community as a whole.</p>
<p>Hello! Is there a web page that explains what the proposed facility is actually going to have in it? Gymnasium is a bit vague. Thanks!</p>	<p>Gym Facilities or Equipment Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025.</p>
<p>Concerning the voting on construction of the gym, who or what organization will be counting the votes? Will this be a fair and secure election?</p>	<p>Gym Facilities or Equipment Questions</p>	<p>VoteNow will be handling the vote.</p>
<p>The survey mentioned a possible Youth Membership option giving access to pool and gym. Does the new gym proposal include a pool?</p>	<p>Gym Facilities or Equipment Questions</p>	<p>The gymnasium project is to construct a gymnasium only and not a pool. However, the youth membership will include both the pool and the gym.</p>
<p>There are gymnasiums at our schools and the community center. With many owners within the association, a good percentage are senior adults on fixed incomes, many young families on stretched budgets and many who live here part time to hardly any time. Given the current economy we are all trying to survive in, how can you consciously ask us to foot the bill for an unnecessary wish list of yours?</p>	<p>Gym Facilities or Equipment Questions</p>	<p>Thank you for your input.</p>
<p>I do not receive the eblast newsletters, I would like to be added to the list to receive the survey.</p> <p>Will our investment be returned after PLPOA makes profit from renting the gym out to all these organizations? If the gym will be open to the town and schools why aren't they helping to pay for it? What benefits do the paying members get for this gymnasium? We don't want to pay to build a gym that we would have to pay AGAIN to use. I understand there is a need in the town for Youth Sports but if that is the case, the funding should come from the Town of Pagosa Springs and the Parks and Recreation department, not the local neighborhood. This survey also doesn't really give us a chance to say NO, we are still forced to choose a payment option. I would also like to know about the next meeting for this build so I can come voice these concerns in person.</p> <p>Thank you</p>	<p>Gym Facilities or Equipment Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025.</p>

<p>Are there any plans to upgrade existing equipment and facilities before adding a new gymnasium? Much of the exercise machines/equipment is outdated. Seems that more members would benefit from new fitness equipment than from a gym. Additionally, because of all the short-term rentals, the clubhouse (especially the pool area) can be overcrowded and loud. Do visitors have to pay to use the facilities? Maybe increase those fees?</p>	<p>Gym Facilities or Equipment Questions</p>	<p>The construction of the gymnasium will allow fitness classes to be moved into the gym or clubhouse. The fitness room area is viewed for expansion of additional weight and cardio equipment.</p>
<p>Do you need to belong to the rec center to use the gymnasium? Is Wyndham Resort included in usage and assessments? What will be included in the gymnasium and what recreation capabilities will it provide?</p>	<p>Gym Facilities or Equipment Questions</p>	<p>Yes every Wyndham unit would have to pay the special assessment. Wyndham already pays for rec membership, so yes those memberships will be inclusive of the gymnasium. Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025.</p>
<p>There are multiple gymnasiums in the community already. Are they truly being used at or near capacity such that another one is needed? Is there data on this that will be part of a presentation?</p> <p>Have other options been considered for facilities that the town does NOT already have (e.g. an indoor ice/roller skating rink, a rock climbing gym, or an indoor water park)? Options such as these may be even more attractive to visitors, the community, and PLPOA members alike.</p>	<p>Gym Facilities or Equipment Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025.</p>
<p>What would be the benefits of this gym? What would it provide a PLPOA owner that we don't already have? Thank you.</p>	<p>Gym Facilities or Equipment Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025.</p>
<p>Can a link to / photo of the gym design concept please be included on this page? Thanks.</p>	<p>Gym Facilities or Equipment Questions</p>	<p>Details on this will be posted and answered via the open public meeting schedules for 11/16/24</p>
<p>Why is there not a 3rd financing scenario where the users/proponents of this "gymnasium" would be the ones paying for it? Why should those of us who are opposed to it on the grounds we will not be using it, be required to fund the construction we feel is unnecessary? From your survey, over 50% of those responding state they were unlikely to ever use a gymnasium. So, why are the other 40% not being asked to foot the bill?</p>	<p>Location-related Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025.</p>
<p>Where will the new gym be located? The location is certainly not obvious in all the material provided. Maybe, it is adjacent to the existing fitness center and that would be obvious but not to the uninformed like me. Thanks.</p>	<p>Location-related Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025.</p>
<p>I would like to see something that explains the proposed gym facility better.</p> <ol style="list-style-type: none"> 1. Is there a basketball court? How big is it? 2. Where is the site rendition located? 3. What will the ongoing financial responsibility for operating costs be for the PLPOA members? 	<p>Location-related Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025.</p>
<p>WE have the Rec Center. What will the new gym include? Where will it be?</p>	<p>Location-related Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025.</p>
<p>Where can I find pictures and more information about this gym? What will be in it? Pool? additional workout area? More workout equipment? Courts?</p>	<p>Location-related Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025.</p>

<p>There are lots of questions about funding for this gymnasium, but I've not seen any information about exactly WHAT the gymnasium will be. Where is it going to be? How big will it be? What facilities will it offer? Who will have access to those facilities?</p> <p>In addition, how will the operating costs of the gym be supported? Will usage fees fully fund the operating costs, or will there be any on-going increase in our HOA fees to continue to support this?</p> <p>Without this information it is very difficult to decide whether or not to support the proposal. As this information has not been provided, I have no option but to say I do not support the gymnasium project.</p>	<p>Location-related Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025.</p>
<p>I just bought a home the PLPOA and plan to live here most of my time. Is there information on generally what is proposed for the Gym, size, location, expansion of Rec Center or a separate building.</p>	<p>Location-related Questions</p>	<p>Details on this have been posted and answered via the open public meeting from 11/16/24. Next meeting is January 8, 2025.</p>