



**Board of Directors Regular Meeting
January 9, 2025 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**

December 12, 2024 Regular Meeting of the Board
- 4. Disclosures of Conflicts**
- 5. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 6. Staff Reports:**
 - a. General Manager's Report
 - b. Treasurers Report
 - c. Department of Property & Environment Report
 - d. Department of Recreation Amenities Report
 - e. Department of Community Standards Report
 - f. Lifestyle Report
- 7. There are 2 lot Consolidation and 2 Lot line adjustment permit applications for review**
- 8. Committee Reports:**
 - a. ECC Liaison Report December 2024 Meeting Minutes
- 9. Unfinished Business**
 - a. Capital Improvement – Gymnasium Project Next Owner Info. Meeting 1/8/25, 6:00 p.m.
- 10. New Business**
 - a. PAWSD Draw-down of Pagosa Lake
- 11. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 12. Adjournment**



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

MINUTES

Board Attendees: Sasha King-Vice President **Staff:** Allen Roth-GM, Katie Benoit-CT,
Monty Whitman-Secretary, Ericka Bailey-Treasurer Larry Lynch DPE, Ryan Graham RA
Directors: Ben Garcia, Zane Kraetsch & Wade Lundy Chris Simpson-DCS,
President Lars Schneider by PROXY Jen Pitcher-Lifestyles
Recording Secretary- Candace Selk Barnes

Owners/Guests in person: L. Smith, E. Lashbrooke, J. S?, J & S Landreneau, A Dilione,
M Thomas, C Fitzgerlad, J. Woggon, P. Moore
via ZOOM:

1. **Call to Order at 6pm by Vice President King**
2. **Verification of Quorum by Board Secretary Whitman**
 - a. **Approval of Agenda – Motion to approve Agenda with addition of 12. New Business b. Easement - Black Hills Energy by Bailey, 2nd Whitman. Passed**
3. **Approval of the minutes – Motion to approve Minutes of the November 14, 2024 Regular Meeting of the Board by Lundy, 2nd Whitman. Passed.**
4. **Disclosures of Conflicts - NONE**
5. **Appointment of Board Member to fill irregular vacancy- Motion to ratify the appointment of Ben Garcia as Board Member to fill vacancy ending in July 2026 by Bailey, 2nd Lundy. Unanimous with Schneider proxy.**
6. **Owner/Member comments** – Owner P. Moore questioned the authority of the Board to serve non-members. GM Roth replied the Board has the authority to delegate Associate Memberships to non-members reminding Moore that he (Moore) had previously voted as a Board member to approve Associate Memberships to both the Archuleta County Sheriffs Depart use of Rec Center and with the Archuleta County Memorandum of Understanding for the athletic field, also that the PS High School swim team includes non-members using the pool. Owner Smith requested status of survey results, J. Pitcher stated the results will be presented to the Finance Committee then to the Board. Pitcher stated again that when the voting begins January 27 ballots will be emailed AND mailed by USPS to those owners PLPOA does not have an email address for. Owner J Landreneau asked for clarification regarding limited income owners payment options if Gymnasium ballot measure passes. Pitcher responded payment options available one of which is \$14.00 per month for 18 months. Owner B. Landreneau asked for Business Plan, which Pitcher responded is on the plpoa.com website. Owner Fitzgerlad questioned user fees, Pitcher responded that breakdown can be viewed on posted flyers in Conference room and on the website, as well as sample user schedule. Owner A Dilione asked for clarification of gym use by team members not in PLPOA and was informed that usage by those individuals is ONLY during scheduled TEAM events. Asked if grant funding available for gymnasium and Roth replied that grant funding is NOT available for a building with

restricted membership and being private.

7. **CDC Report – 2025 Additional Home Development** presented by Emily Lashbrook, CDC Executive Director. Lashbrooke shared that 2025 brings Phase Two of building 15 homes for workforce housing within Trails and Chris Mountain subdivision, most on Travelers Circle. Four initiatives have been sought and Lashbrooke presented an informative presentation with proposals of same including a bus stop, parking area, playground and trails. CDC is asking Board to waive building fees.

Motion to waive new build fees for 15 upcoming CDC homes by Bailey, 2nd Whitman. Passed.

8. Staff Reports:

- a. General Manager’s Report – GM Roth requested that two board members complete forms for the recently enacted Corporate Transparency Act. Shared that PLPOA is pursuing use of AI technology by March 1st currently installed on software.
- b. Treasurers Report - Bailey shared the Investment Committee’s “ investment ladder” for Trails Maintenance Reserve investments.

Motion to invest reserve per Investment Committee recommendation by Lundy, 2nd by Kraetsch. Unanimous with Schneider proxy.

- c. Department of Property & Environment Report – as submitted by Lynch.
- d. Department of Recreation Amenities Report – as submitted by Graham.
- e. Department of Community Standards Report – as submitted by Simpson.
- f. Lifestyle Report – as submitted - Pitcher reported Gingerbread Rocketship to North Pole/Santa was huge success last weekend, ends this Saturday.

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

9. **There are 2 lot Consolidation permit applications for review- Motion to approve by Whitman, 2nd Lundy. Passed**

10. Committee Reports:

- a. ECC Liaison Report November 2024 Meeting Minutes presented by Board Liaison Lundy

Motion to accept Committee Report by Bailey, 2nd Garcia. Passed.

11. Unfinished Business

- a. 2025 Draft Budget Approval

Motion to approve Final 2025 Budget by Bailey, 2nd Whitman. Unanimous with Schneider proxy.

Annual Owners Meeting to ratify or veto 2025 Budget & Financial Review presented by Allen Roth GM & Katie Benoit CT will be held Saturday, January 25, 2025 -begins @ 9:00am for Presentation/Meeting.

- b. Capital Improvement – Gymnasium Project - Upcoming Owner Info. Meeting January 8, 2025 6:00 p.m. at the PLPOA Clubhouse in person or via ZOOM. Owners HIGHLY encouraged to attend.

- c. Archery Range Updated Plans for Construction – **Motion to approve updated plan to begin Spring '25 by Kraetsch, 2nd by Whitman. Unanimous with Schneider proxy.**

12. New Business

- a. Renewal of Legal Services

Motion to renew Terms of Engagement with Orten, Cavanagh, Holmes & Hunt as Legal Counsel for 2025 by Lundy, 2nd Bailey. Unanimous with Schneider proxy.

- b. **Black Hills Easement – Survey completed, Easement agreement for temporary parking in packet for review.**

Motion to approve BH Easement Agreement by Bailey, 2nd Kraetsch. Unanimous with Schneider proxy.

13. **Owner/Member comments:** Owner B. Landrenau asked cost of AI, Pitcher responded none; as it's currently included in existing software, but there will most likely be a monthly use fee. Owner M. Thomas encouraged Board to consider pushback on rates for legal fees. Owner C. Fitzgerald requested waiting to pursue Gymnasium build due to property tax increase, also liability riders for non-owners use of gym. Pitcher replied mandatory group/individual insurance signed waivers will be required. Owner S, Landrenau again asked board to consider owners on fixed income and asked if a contractor had been hired. Answer- No contractor has been hired. Owner L. Smith inquired as to Wyndam having to pay proposed Special Assessment. Answer - Yes.

14. Motion to adjourn at 7:28 pm by Lundy, 2nd Whitman. 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 DECEMBER 2024.

DATE: December 31, 2024

As of December 31, 2024, the Association has received \$1,951,625* or 98.4% of the total billed 2024 regular assessments of \$1,982,825. For the same period in 2023, the collections were approximately \$1,797,700 or 99.2% of the total of \$1,812,900 billed.

*Does not include 78 properties on payment plans.

Certificates of Deposit as of December 31, 2024:

MATURITY	RATE	VALUE	FUND
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
9/11/2026	4.30%	\$35,000	Trails Reserve
12/19/2025	4.20%	\$35,000	Trails Reserve
3/20/2026	4.10%	\$35,000	Trails Reserve
12/18/2026	3.95%	\$35,000	Trails Reserve

DEPARTMENT OF PROPERTY AND ENVIRONMENT

JANUARY, 2025 BOARD REPORT

By Larry D Lynch

- 1. Lakes and Fisheries** – All four lakes are in good condition heading into early winter. Unseasonably warm and dry conditions are a bit worrisome; we still have large areas of the lakes that are ice-free or a very thin layer of ice, and little or no low-elevation snow pack to speak of. Fingers crossed for some significant moisture in the coming months, otherwise we could be headed for some very challenging conditions this spring and summer. All of the lake aeration systems are up and running, water quality is excellent. We did receive the final report from Colorado Div Water Resources for the dam inspection last fall for Hatcher and it looks great, no issues and dam is in good condition. The other dams will be inspected this coming summer. The 2025 fishing permits and boating registration went on sale at the end of December and we've seen some early season steady sales. I will be submitting some annual paperwork to Colorado dept of Public Health and Environment later this month, required submittals for the application of aquatic pesticides in any reservoir, summary of 2024 year applications for all four lakes.
- 2. DPE Projects** – The DPE crew has been busy the past few weeks working on a number of projects including the installation of about 15 new mailboxes and parcel lockers at the new Vista mailbox location; the guys also installed 3 solar streetlights at this location due to its location and circular turn layout to provide better night time access for owners; removing all of the old mail boxes in Vista subdivision at the 4 old locations (we will remove those old concrete pads this summer); we also are installing the new boxes at the new Carino mailbox location; the crew broke down the clubhouse welcome Santa event gingerbread house and decorations to save till next year; we are dealing with a large dead hazard tree on a greenbelt up near Cimmarona Circle, a 34 inch diameter pine that was struck by lightning a couple years ago; we spread and raked in 150 pounds of grass seed in some recently disturbed areas including the new parking lot perimeter at the Rec Center, the new mailbox location at Hersch Dr and an area at the north end of Lake Forest where we have some bare spots; we will be continuing to swap out some of the lighting at the Administration Office and replacing with new LED lights (we are just about complete in converting all of our facility fixtures to LED lights, the shop was converted last year, the Clubhouse a couple years prior and about half the Admin was completed last year which will provide immediate and long term savings to the Association); and some very limited snow removal.

3. **Final Projects walk-thru** – Allan and I met with Travis Phillips of Davis Engineering in December to do the final walk-thru's and inspections of the Rec Center Parking lot and the Vista mailbox location. There were a few relatively minor punch-list items at the Rec Center that have been taken care of since then and the Vista mailbox site came out pretty much clean and according to plan. We opened up the Vista mailbox site around the 18th and it has been working well, there were a few little hiccups with folks getting their keys for the new boxes, a couple owners expressing a little concern about the change but mostly has been met with approvals. It will sure make it easier for everyone to have a dry, paved location and not have to deal with the mud holes the old locations were situated in, and not interfere with private driveways that was the case previously. It will sure be easier for the crew to maintain as well, it could take us a couple hours after a heavy snow to get all those Vista mailbox locations cleared out and good, at the new location we can get it done in 15 minutes.
4. **Happy New Year!**- On behalf of my crew I would to wish the board of directors a Happy New Year in 2025, we sure appreciate all the work you put into making Pagosa Lakes a better community.



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

Attendance report for December	2024
Timeshare Sign Ins	2,006
Member Sign Ins	6,500
Total User Attendance	8,506
Programs and Activities Attendance	
All programs in Aerobics Room	131
Water Aerobics	111
Racquetball	108
Basketball	97
Lap Lane	953

Manager's Summary:

- I have received a quote from Commercial Fitness Solutions on the possible remodel of the current recreation center. The quote includes pricing for new equipment and it also includes installation and setup as well. I have shared this information with the rec committee.
- I have also completed a rough draft of a grant proposal for the multi-purpose field in the event the gym does not pass. I have also shared this with the rec committee, I'm waiting on their thoughts and ideas.
- We have started the new program of how we sale fishing passes. The new program is working well, it's more efficient and there is less room for errors. We have noticed some minor issues but Jeff has been great about making adjustments for us.
- The Rec Center has created a partnership with Rocky Mountain Balloon Adventures where they can launch out of our new parking lot. They are under contract and have provided their insurance with the PLPOA listed on it. We will receive \$10 per rider.

Maintenance/Supervision:

- Jarrod Fuhrman the new rec center maintenance employee is doing well. His knowledge and troubleshooting skills have been greatly appreciated.
- The new free motion treadmill has arrived. Members love the new treadmill as it absorbs the impact on the knees and hips. I have had requests to order more. Also, the free motions ellipticals have been popular as well. I will continue to order the free motion brand.
- Everything seems to be running well. We have not had to many maintenance issues as Jarrod has been good about doing weekly and monthly p.m.'s on our equipment.

Programs:

- Mini Movers will begin January 9th and run through March 21st. This class will focus on exploring movement, gaining confidence, and learning body & spatial awareness. The class will also focus on motor and listening skills. This is for ages 2-5.
- I have been working on a new program for younger kids that are interested in learning and competing in triathlons. I would run the program 3 days a week covering swimming, biking and running. After doing a little research we have found competitions in near by towns that will be hosting triathlons. We wouldn't necessarily be a team but I can provide dates and times of these events so they can start competing.
- The PLPOA Porpoises will start gearing up for the summer season starting in February once the high school swim team ends. We will start with some swim clinics and then move into practicing two days a week during the spring.
- Starting January 7th, will have a new spin class. Lindsay Book will be the instructor and the class will be held on Tuesday and Wednesday nights from 5:30-6:30pm.
- February 22nd, we will be hosting an American Red Cross Baby Sitting course. This is for ages 8-13. They will learn the business of babysitting, how to deal with disgruntled kids, how to feed & burp a baby, basic first aid/CPR, with many more skills.
- For February, we are hosting a, "Love Boat Race". Basically, it's a cardboard boat regatta race in the lap pool.

Rec Committee Update:

I had met with the rec committee on 12/30/24. We discussed a potential remodel of the recreation center. I have received rendering and a quote from Commercial Fitness Solutions that also includes new fitness equipment along with installation.

I had also talked with the committee about a backup plan in case the gymnasium does not pass. There is a good chance that we could possibly bring in the multi-purpose field. I have written a rough draft for a grant that we could potentially submit to the county. The committee is

currently going over the grant and the quote for the rec center remodel. I'm hoping to hear their thoughts and ideas.

December 2024

Dept. of Community Standards Report:

As we transition into the new year, we will track the community engagement, education/outreach, compliance, plus one service (community good deeds), concerns, and/or violations, once validated, implementing a tier-level tracking system. The focus is always on excellent CUSTOMER SERVICE and COMPLIANCE.

DCS Teir Tracking for the month of December:

581 Engagement

642 Education/Outreach

1,104 Compliance

22 Plus One Service

6 Reported a Violation submitted online (a concern, not yet validated)

27 Concerns, others via in-person, phone, emails, etc.

1 Violation, covered paño constructed without a permit.

1 Violation, grading over the property line.

2,382 Total DCS staff Interactions with the public, wow!

STR applications 12/5/24 thru 12/31/24:

3 STR Renewals

4 New STR Rentals

401 Registered STRs in PLPOA.

Updates - Upcoming community meetings or events -

DCS staff meet, greet (open-dialog), and express our gratitude: 01.17.25 Land Surveying, 01.31.25 Contractors, 02.07.25 Property Managers, 02.14.25 Real Estate Agents, March TBD Home Owners Project Permit Process (PPP). We will also help the Department of Property and Environment (DPE) with the Christmas tree pick-up program, snow removal, and lake/fishing compliance.

**Pagosa Lakes Property Owners Association
Lifestyle and Communications Report
Jan 9, 2025
Jenifer Pitcher**

Lifestyle:

- **Winter Newsletter –In the works set to be post marked by Jan 15th**
- **Gymnasium**
 - **Weekly Articles**
 - **Presentation updates**
 - **Community outreach**
 - **Youth Activities communications**
- **Looking at mid-January to get our network stream lines with minimal work arounds**
- **Clubhouse group/clubs and rentals:**

Today < > January 2025							Month
SUN 29	MON 30	TUE 31	WED Jan 1	THU 2	FRI 3	SAT 4	
	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 1pm Games Group ● 4:30pm Essentrics 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with ● 12pm Admin Closed ● 12pm Bridge 	<ul style="list-style-type: none"> ● ADMIN OFFICES CLOSED ● 9am Advanced Line Dancing ● 1pm Games Group 	<ul style="list-style-type: none"> ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with ● 2:30pm SJCDC 	<ul style="list-style-type: none"> ● bridge celebration of life ● 12pm Friday Bridge 		
5	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 1pm Games Group ● 4:30pm Essentrics 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with ● 12pm Bridge ● 6pm Hearing Panel 	<ul style="list-style-type: none"> ● Gymnasium Public Meeting ● 9am Advanced Line Dancing ● 1pm Games Group 	<ul style="list-style-type: none"> ● hold ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with ● 5:30pm Board Meeting Exec. ● 6pm MONTHLY BOARD MEET 	<ul style="list-style-type: none"> ● 12pm Friday Bridge 	<ul style="list-style-type: none"> ● Hold 	
<ul style="list-style-type: none"> ● 1pm Ecstatic Dance 	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 1pm Games Group ● 4:30pm Essentrics 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with ● 12pm Bridge 	<ul style="list-style-type: none"> ● 8:30am ECC Work Session ● 9am Advanced Line Dancing ● 1pm Games Group 	<ul style="list-style-type: none"> ● 8:30am ECC Meeting ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with ● 10:30am Whispering Pine 	<ul style="list-style-type: none"> ● 12pm Friday Bridge 	16	
<ul style="list-style-type: none"> ● 12:30pm Spiritual Experience 	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 1pm Games Group ● 4:30pm Essentrics 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with ● 12pm Bridge 	<ul style="list-style-type: none"> ● 9am Advanced Line Dancing ● 1pm Games Group 	<ul style="list-style-type: none"> ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with 	<ul style="list-style-type: none"> ● 10am Bookclub ● 12pm Friday Bridge 	25	
26	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 1pm Games Group ● 4:30pm Essentrics 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with ● 12pm Bridge 	<ul style="list-style-type: none"> ● 9am Advanced Line Dancing ● 1pm Games Group 	<ul style="list-style-type: none"> ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with 	<ul style="list-style-type: none"> ● 12pm Friday Bridge 	<ul style="list-style-type: none"> ● Hold 	
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Archuleta County
 Development Services / Planning Departments
 1122 Hwy 84 / P. O. Box 1507
 Pagosa Springs, Colorado 81147
 970-264-1390

RECEIVED
 DEC 10 2024
 BY S JV

LOT CONSOLIDATION

Date 12-2-24


627710 Lot 9 Coyote Cove
 72 Incline Cir.
 NO violations or any things due
 627711 Lot 8 Coyote Cove
 60 Incline Cir.
 NO violation or any things due

Dear Utility Company/HOA/POA:

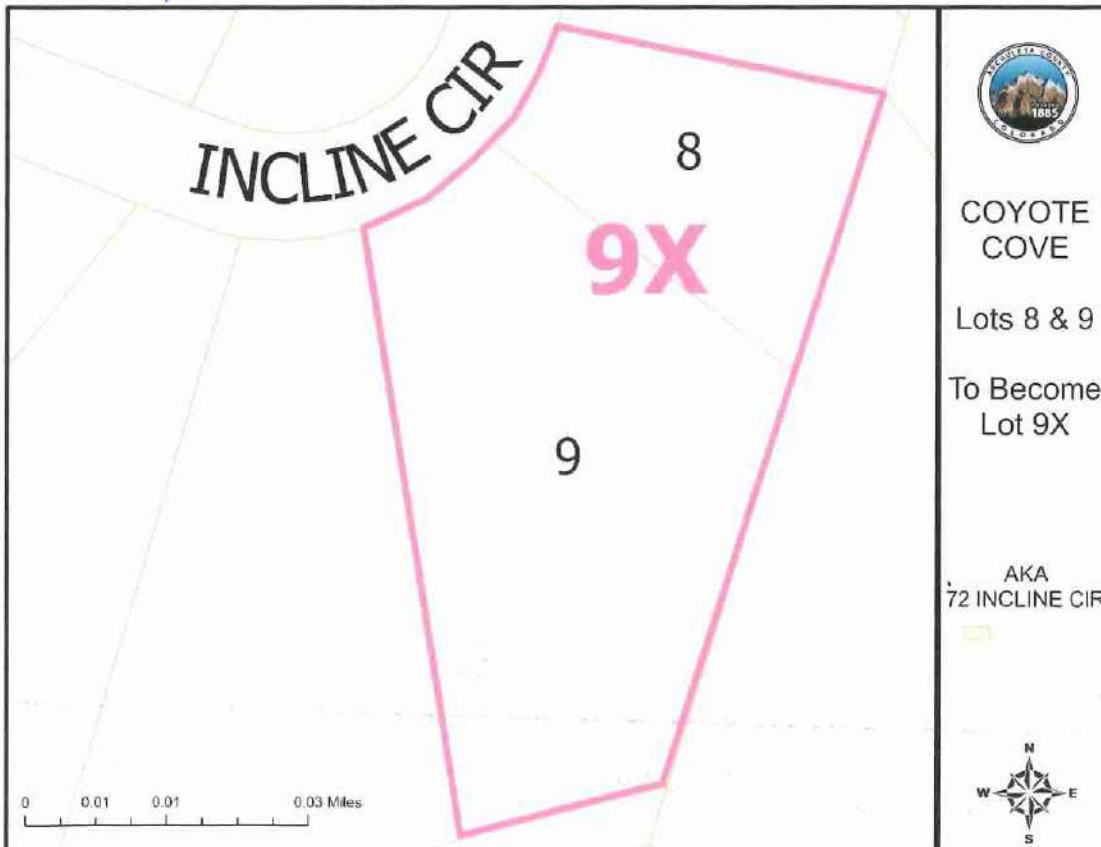
The owners of Lots 8 and 9, COYOTE COVE, are proposing by resolution to consolidate TWO (2) lots to become Lot 9X, 72 INCLINE CIR. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, or (970) 264-1390 prior to 1-6-25, 2024.

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

Sincerely,


 Stanley Porch


 Lori Porch





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

RECEIVED
 DEC 17 2024
 A2V

LOT CONSOLIDATION

Date 12-10-24

Lot 208 53 Carpin Cir
 632737
 No Violations & Nothings Due
 Lot 209 69 Carpin Cir.
 632736
 No Violation + Nothing Due

Dear Utility Company/HOA/POA:

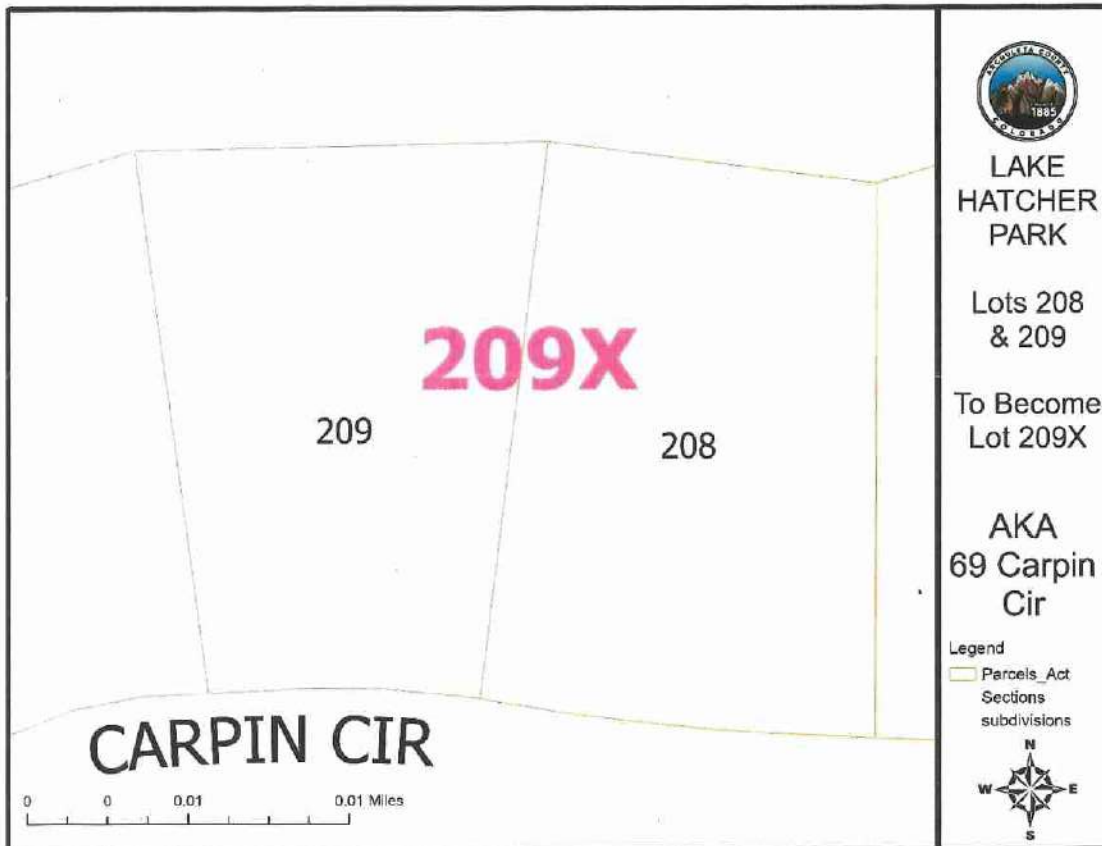
The owners of Lots 208 and 209, Lake Hatcher Park, is proposing by resolution to consolidate Two (2) lots to become lot 209X, 69 Carpin Cir. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, or (970) 264-1390 prior to 01-10-25, 2024.

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

Sincerely,

Mark Simpson

Gale Simpson





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

RECEIVED
NOV 18 2024
By: S 2 V

STAFF REPORT

TO: Archuleta County Planning Commission

FROM: Justin Griffin, Planner

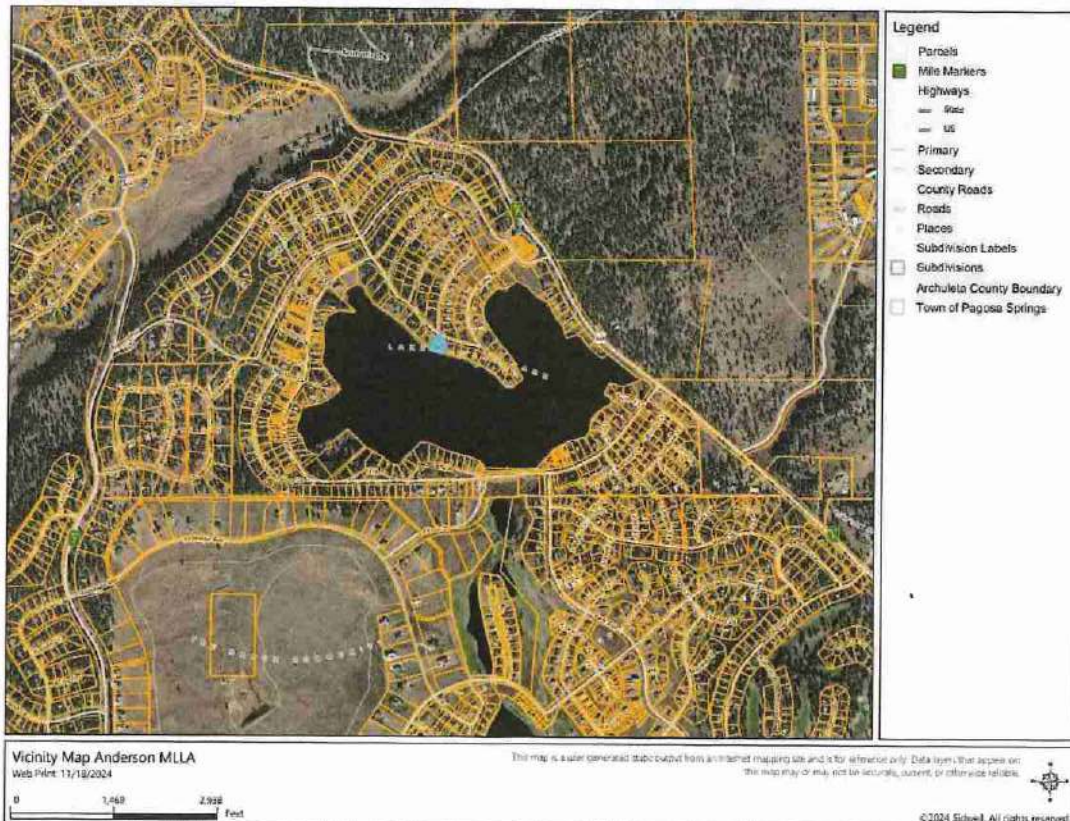
DATE: November 18, 2024

STAFF REPORT: Anderson – Dudzinski & Davis, Lake Pagosa Park Amendment 2024-01, MLLA, Final Plat, 106 & 80 Monument Ave (PLN24-127)

Lot 1 B-10 Lake Pagosa Park
Minor Lot Line adjustment
80 Monument Ave
NO Violations + Nothing owed
NO Fee Due.
614230

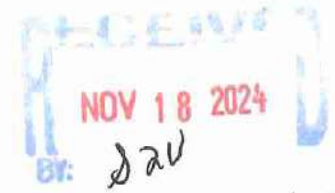
EXECUTIVE SUMMARY

Brett Anderson has applied for approval of (PLN24-127) the **Lake Pagosa Park 2024-01, Minor Lot Line Adjustment, Final Plat**. The purpose of this action is to shift in the property line between adjacent parcels to split what was formerly 94 Monument Ave between neighbors (Andersons and Dudzinski/Davis) as agreed when 94 Monument was purchased by the Anderson Family. It will allow the Anderson's to build on 106 Monument while maintaining adequate space between neighbors on both sides. This action will create Lot 1Z and Lot 3XZ. The existing parcels are zoned Planned Unit Development (PUD).





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



*Lot 3X B-10 Lake Pagosa Park
 minor lot Line Adjustment
 106 Monument Ave
 NO violations + Nothing owed
 No fee
 614232*

STAFF REPORT

TO: Archuleta County Planning Commission

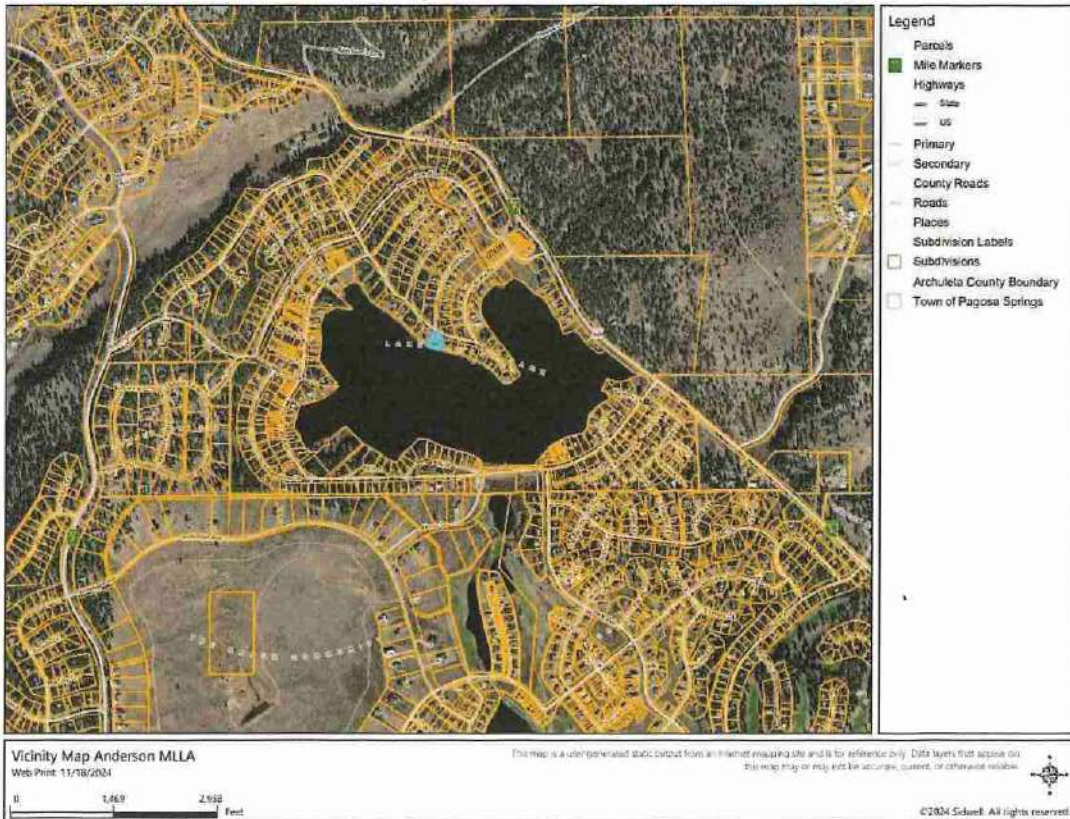
FROM: Justin Griffin, Planner

DATE: November 18, 2024

STAFF REPORT: Anderson – Dudzinski & Davis, Lake Pagosa Park Amendment 2024-01, MLLA, Final Plat, 106 & 80 Monument Ave (PLN24-127)

EXECUTIVE SUMMARY

Brett Anderson has applied for approval of (PLN24-127) the **Lake Pagosa Park 2024-01, Minor Lot Line Adjustment, Final Plat**. The purpose of this action is to shift in the property line between adjacent parcels to split what was formerly 94 Monument Ave between neighbors (Andersons and Dudzinski/Davis) as agreed when 94 Monument was purchased by the Anderson Family. It will allow the Anderson's to build on 106 Monument while maintaining adequate space between neighbors on both sides. This action will create Lot 1Z and Lot 3XZ. The existing parcels are zoned Planned Unit Development (PUD).



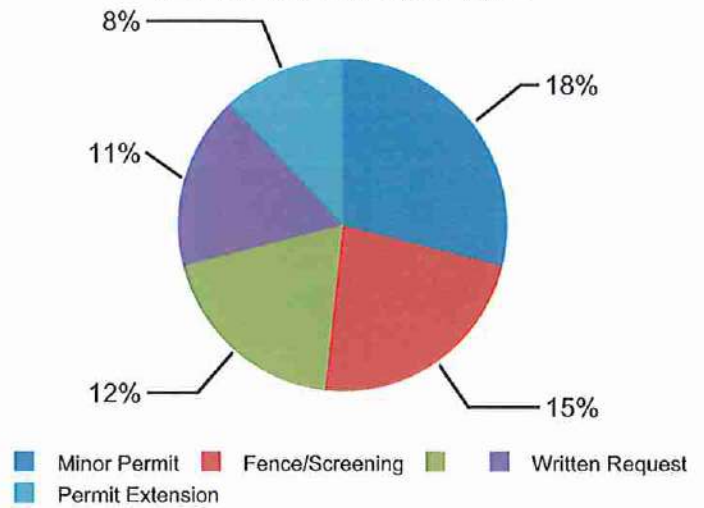
Pagosa Lakes Property Owners Association, Inc

ARC Report - Detail for 12/1/2024 - 12/31/2024

SUMMARY

3rd Season Open	1
Seasonal Permit	1
3rd Season Over, Store Seasonal Item	1
Seasonal Permit	1
Application Complete & on ECC agenda	2
New Home	1
Written Request	1
Application Complete & on ECC Agenda	1
Permit Extension	1
Application Received	1
Minor Permit	1
Close	1
Variance Request	1
Closed	73
	1
Barn/Out Building	1
Commercial Building	1
Deck/Deck Extension	1
Dock	3
Driveway/Parking Pad Addition	1
Driveway/Parking Pad Material Change	1
Fence/Screening	15
Garage/Garage Addition	2
Major Permit	2
Material/Color Change	3
Minor Permit	20
New Home	4
Permit Extension	2
Project Revision	1
Roof Material/Color Change	1
Seasonal Permit	1
Shed	1
Signs	1
Solar	2
Written Request	9
ECC Decision - Approved	12
Permit Extension	7
Temporary Permit	1
Tree Removal	4
ECC Decision - Approved Delayed Start	1

TOP DISTRIBUTION BY TYPE



ECC Liaison Report

DESCRIPTIONS	DEC		YTD	Previous YTD		
	12/5	12/19	2024	2023	2022	2021
Construction of new Single Family Residential and Modular Home	1	1	69	45	69	87
Mobile /Manufactured New or used placement	0	0	4	0	5	4
Major Projects	2	0	55	49	53	59
Minor Projects	4	2	307	256	320	343
Owner initiated Variance Request	1	0	9	9	8	16
Solar	0	1	24	27	17	0
Boat Dock Permit	0	0	8	0	7	4
Sign/ Banner permanent and temporary	0	0	7	2	2	3
Seasonal and Temporary structures	1	1	12	11	27	9
Written Request: Tree Removal/Fire Mitigation)	4	0	129	102	126	126
Written Request: Extensions/Revisions	9	4	283	280	255	136
Written Request: Miscellaneous	1	2	114	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	23	11	1029	883	981	857
As Form Inspection Additions	1	1	70	54	54	x
Total Approved Applications	23	11	1001	871	955	846
Notes						