

In early discussions regarding the gymnasium, the committees and board considered ways to ensure that the facility could become self-sufficient, thereby avoiding the need for additional contributions aside from the one time special assessment, all while adhering to the association's bylaws. Among the first opinions voiced by ownership was the sentiment: "Make those who use it pay for it." While the construction of the gymnasium would ultimately be funded by the owners, as is customary for all capital projects, the idea of offering the space for rental was introduced as a means of offsetting costs.

It is common for privately owned gymnasiums to rent out their spaces as a source of additional income. Many gyms and fitness centers employ this strategy to maximize revenue, particularly during periods when the facility is underutilized. Common uses for rented gym spaces include:

- Sports practices and leagues
- Fitness classes and workshops
- Community events
- Corporate events
- Tournaments or competitions
- Specialty training

This approach not only generates income but also introduces the facility to potential new PLPOA members, which could lead to increased long-term membership revenue.

While this strategy offers clear benefits and contributes to the goal of self-sufficiency, two primary hurdles were identified during the consideration process:

1. **Association Bylaws:** Ensuring that renting to outside entities aligns with the rules governing privately owned association facilities.
2. **Insurance Coverage:** Verifying that appropriate insurance measures are in place to protect the association and its members.

Both issues were thoroughly reviewed with legal counsel to ensure full compliance with the Colorado Common Interest Ownership Act (CCIOA) and the PLPOA Governing Documents. Following these consultations, the approach was approved as a viable option for generating revenue beyond membership dues and annual assessments for operational expenses. Please keep in mind that only PLPOA residents can obtain membership for the gym. Rentals for revenue are only for a specific day and time.

The association will confirm that all groups renting facilities maintain adequate insurance coverage to protect the association and its members from potential liabilities. For more detailed examples on required Certificates of Insurance (COI), please refer to slides 15 and 16 of the gymnasium presentation ([Link HERE](#)) and review the association's standing policies ([Link HERE](#)).