



**Board of Directors Regular Meeting
February 13, 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**
January 9, 2025 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 for review**
- 8. Committee Reports:**
 - a. ECC Liaison Report January 2025 Meeting Minutes
 - b. Parks and Trail Minutes
 - c. Appointment of new ECC Member
- 9. Unfinished Business**
 - a. Capital Improvement – Gymnasium Project Owner Info. Meetings 2/5/25 and 2/19/25 6:00 p.m.
- 10. New Business**
 - a. RFPs for upcoming Contracts
 - i. Wildfire Mitigation
 - ii. Pine Needle
 - iii. Mailboxes
- 11. Correspondence**
- 12. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 13. Adjournment**



Board of Directors Regular Meeting

January 9, 2025 6 pm

Pagosa Lakes Administration Building

MINUTES

Board Members Present: Lars Schneider-President
Sasha King-VP, Ericka Bailey-Treasurer,
Monty Whitman-Secretary
Directors: Ben Garcia, Zane Kraetsch & Wade Lundy

Staff: A. Roth- GM, K. Benoit-CT,
L Lynch-DPE, R Graham-RA,
C. Simpson-DCS, J. Pitcher, Lifestyles
Recording Secretary- C.S. Barnes

Owner/Guests: C. Sheesley, B. Seidel, L. Smith, C. Fitzgerald, L. Lee, D. Jennings, L. Ballard and M. (?)
both from Habitat.

1. 6:01 pm Call to Order by President Schneider

2. Verification of Quorum by Board Secretary Whitman

- a. Approval of Agenda – Motion to change Agenda; moving Habitat presentation to 5. Owner/Member comments by Whitman, 2nd King. Unanimous.

3. Approval of the minutes – Motion to approve Minutes of the December 12, 2024 Regular Meeting of the Board by Whitman, 2nd Bailey. Passed. Schneider abstained (not in attendance at Dec meeting)

4. Disclosures of Conflicts NONE

5. Owner/Member comments- Habitat for Humanity update/progress thru year 3 of 5-year plan presentation (moved up agenda from 10.b) Handouts to Board and available for all attendees. Ms. Ballard requested board consideration of waiving fees, use of brush collection site as staging/storage and Rec. Ctr shower use by AmeriCorps volunteers during June until mid-July. Motion to waive fees and approve other by Kraetsch, 2nd by King. Unanimous.

Owner comments: L. Lee attended last night's mtg and inquired about bleacher installation comment. Answer: possibly at much later date with surplus funds after gym is up. Owner C Fitzgerald expressed appreciation for last night's good presentation on gym. Then spoke of high-risk fire danger and offered several ideas. Schneider agreed and reminded all that PLPOA works with Fire Wise (Bill Trimarco) and of the green belt mitigation that has been completed and upcoming. Also stated that Archuleta County has large scale evacuation plans while encouraging owners to contact same and attending upcoming Joint Session 2/3/25. Owner Sheesley also conveyed his thoughts voicing his support for proposed gym; that will be a great addition for community in providing invaluable indoor space, has not attended meetings because he trusts decisions by the Board for the greater good of community. Owner Seidel also stated the prior evenings presentation was great, then questioned current Village Lake access litigation. Since case is currently in litigation, no comment. Owner Frank also questioned bleacher comment. RA Mgr Graham stated that there are no plans currently, Schneider stated all PLPOA projects have wish lists with in depth research and the prudent use of funds with keeping the cost of gymnasium project down.

6. Staff Reports:

- a. General Manager's Report – as submitted by GM Roth – reminder Joint Session with BOCC Monday, Feb 3, 2025 5pm at BOCC office.
- b. Treasurers Report – presented by Bailey
- c. Department of Property & Environment Report- as submitted L. Lynch DPE
- d. Department of Recreation Amenities Report as submitted by R Graham

- e. Department of Community Standards Report as submitted by C Simpson DCS
- f. Lifestyle Report “as is” by J Pitcher

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

7. There are 2 lot Consolidations and 2 Lot line adjustment Permit Applications for review

Motion to accept both lot consolidations by Whitman, 2nd Lundy. Unanimous.

Motion to approve lot line permit applications by Garcia, 2nd Lundy. Unanimous.

8. Committee Reports:

- a. ECC Liaison Report December 2024 Meeting Minutes

Motion to accept ECC Committee Report by Bailey, 2nd by King. Unanimous.

9. Unfinished Business

- a. Capital Improvement – Gymnasium Project: last evenings meeting was 2 hours 50 min will be posted to website in it’s entirety and on Facebook a link provided for viewing. Next Community Meeting Saturday March 1.

Reminder by GM Roth– Annual Ratification of Budget for 2025 will be held Saturday, January 25, 2025 beginning at 9 am.

10. New Business

- a. PAWSD Draw-down of Pagosa Lake- Lynch DPE Mgr. shared that he and GM Roth had met with Justin Ramsy at PAWSD regarding failing lift station and Lake Pagosa will be drawn down significantly (10 feet) Fall of 2025 with bid going out for repair. Kraetsch asked and discussion followed regarding possible PLPOA projects (ie: cement boat ramp) that could be addressed during low lake levels. The draw down will significantly impact lake front owners and fishing access, PAWSD and PLOA will work together in notification and education to owners.

11. Owner/Member comments: Owner Lee asked how long Lake Pagosa may take to refill after significant loss of cubic feet of H2O. Lynch replied unknown at this time. Owner Fitzgerald revisited concerns with fire danger and building requirements for fire resistant materials, GM Roth recommended she discuss with Archuleta County Planning/Building department and PLPOA cannot refuse the use of stated materials. Also voiced concern of violation response by DCS, Roth replied he was aware of same and it’s been addressed.

12. Adjournment- Motion to adjourn at 8:23pm by Lundy, 2nd Garcia. Unanimous.

Respectfully submitted by:

Monty Whitman, Board Secretary

Candace Selk Barnes, Recording Secretary

INTEROFFICE MEMORANDUM

TO: ERICKA BAILEY

FROM: KATIE BENOIT

SUBJECT: ACCOUNTING NOTES FOR JANUARY 2025.

DATE: January 31, 2025

As of January 31, 2025, the Association has received \$44,890 or 2.2% of the total billed 2025 regular assessments of \$2,034,455. For the same period in 2024, the collections were approximately \$58,500 or 3.0% of the total of \$1,949,675 billed.

Certificates of Deposit as of January 31, 2025:

MATURITY	RATE	VALUE	FUND
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

FEBRUARY 2024 BOARD REPORT

By Larry D Lynch

- Lakes and Fisheries** – All four lakes are in good condition heading into the mid-winter season. All are at near spill capacity and water quality is excellent. Mild temperatures have resulted in a very short ice fishing season where ice conditions have only been good for a few weeks for safe fishing opportunities, anglers have been primarily utilizing Hatcher Lake and Lake Pagosa and in just certain areas. Early February temps in the upper 50's may result in ice deteriorating quickly, we'll see. We have been in communication with our fish suppliers and are beginning to set our spring fish stocking order and schedules, should have that finalized this month. We are planning to stock very similar to what we did last year, bringing in somewhere around 15,000 pounds of trout, 4000 largemouth bass and 4000 black crappie. It looks like some tiger trout will be available this year from one of our suppliers, this is a brook trout/brown trout cross hybrid species that is becoming very popular in the state, in fact Colorado Parks and Wildlife has been stocking them fairly heavily at Williams Lake the past few years and anglers really appreciate it. They have some unique striping and spotting with deep purples, are a very hardy fish and grow quickly. They are also a more aggressive feeder than rainbow trout and may be able to help us with rough fish control like smaller yellow perch. I believe it will add another level of fishing enjoyment to our program, looking to keep them mostly in Hatcher for the time being and see how they do.
- DPE Projects** – The DPE crew has been busy this month working on a number of projects including some light snow removal duties in early February when we got about 4 inches of snow to deal with; vehicle and equipment maintenance; with the nice weather it has given us an opportunity to do some work in a couple greenbelts, a thinning and small tree removals in a greenbelt up near Highlands and some work in Chris Mountain; some roadside cleanup along Piedra Road; some shop improvements including some interior painting; working with Ryan in developing some recommended electrical upgrades at the Rec Center, generally minor upgrades (DPE staff maintenance tech Don Walsh is a licensed electrician which works out really well for us in cost savings to the Association); installing new belts and service work to the chipper in preparations for spring operations.
- DPE Work Truck Replacement** – We are expecting delivery in mid-February of the new work truck that was part of the approved Reserve replacement schedule in 2025. This truck will replace an older 2006 F-350 that has reached the end of its service life. The new truck is a GMC 2500 HD pickup truck (3/4 ton), 4WD and will be equipped with the

plow suspension package and a new snowplow. We researched several truck makes and models and got quotes from 3 different dealers and found a very good deal on this truck at Morehart Chevrolet in Durango, discounted sale cost was \$49,600, the list price was \$55,466. So, a nice savings there. We also anticipate a few thousand dollars in trade-in from the old truck which will bring that price down even further.

4. **Mailbox Projects 2025** – Allen and I are working on a plan for mailbox improvement projects this year. We would like to focus this year on continuing to replace many of the old and poor condition cluster box units at some of the mail locations; and are planning to construct a new mailbox site near Heather Place and Monument Avenue. This is in a poor location, right at an intersection and right next to a private driveway where the owner has expressed some concern about it. We're looking to move it down the road to a better location clear of properties and driveways.
5. **Greenbelts Thinning 2025** – Allen and I will look to meet with Bill Trimarco, Wildfire Adapted Partnership sometime this month to begin formulating a plan for greenbelt wildfire fuel mitigation work this summer. When we spoke with Bill last fall the indications were that additional grant funding would be available this year for cost share opportunities. We have been making good progress the last couple of years, addressing the majority of the larger greenbelt tracts while also tackling some smaller projects in the higher priority subdivisions. The preliminary plan this year may include work in the Chris Mt II subdivision, addressing the large greenbelt situated on Martinez Canyon Rim as well as work in Lake Pagosa Park. If we do get some cost assistance funding, we may also be able to tackle a few smaller tracts in areas like Lakewood Village or finish up the Lake Forest Estates area. We should know more in a month or so.
6. **Parks and Trails Plan Update** – Over the past couple of years the Parks, Trails and Outdoor Recreation Committee has been working to update the 2013, 7-Year Parks and Trails Master Plan. That plan is now 13 years old. Most of the projects in that plan have been completed, with the most recent project being the Northlake Avenue gravel trail constructed in 2023 and before that the North Pagosa Blvd Footbridge project in 2021 and Highland Park trailhead and kids playground in 2019. Several uncompleted projects from the 2013 Master Plan would be moved up into an updated plan as well as several new projects that the committee identified and ranked between 2022 and 2024. An updated draft plan may be ready for board review by March, and we are working with Davis engineering to update costs and maps in the plan. The committee understands that trails could be a few years out, but having a plan with updated costs would be very beneficial for any future planning. There have also been some discussions about a new trail, bus stop and kids playground in the Chris Mt/Trails area that would be included and possibly funded through a grant via CDC.



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

Attendance report for January	2025
Timeshare Sign Ins	2,021
Member Sign Ins	7,450
Total User Attendance	9,471
Programs and Activities Attendance	
All programs in Aerobics Room	102
Water Aerobics	111
Racquetball	117
Basketball	95
Lap Lane	1019

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'm planning a fund raiser for the Porpoises. We will be hosting a Casino Night with a Roaring 1920's theme. This will be held on May 3rd at the club house. We will have a Rouellet, Craps, Black Jack and Poker. Also, Bob Hemminger will be providing the music.
- 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:

- 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:

- 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.
- Spring swim lessons will begin in the first week of April and will continue through August.
- The PLPOA Porpoises will start gearing up for pre-season starting in February once the high school swim team ends. We will start with some swim clinics
- Starting in April, after the swim clinics, the Porpoises will begin practicing two days out of the week for pre-season training.
- 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.



January 2025 Department of Community Standards Report

A Few Highlights:

Community Partnerships -

- January 17, 2025: Land Surveyors meet and greet
- January 31, 2025: Appreciation Lunch organized by PLPOA DCS – A sincere “Thank you” to the Contractors, Builders, Excavators, Archuleta County, and Pagosa Area Water & Sanitation. The lunch was provided by Black Hill Energy and included a Utilities/811 presentation.
- Habitat for Humanity – Workforce housing
- Pagosa Springs Community Development Corporation – Workforce housing
- Christmas Tree Pick-Up Program
- Archuleta County address signage
- Pagosa Area Water & Sanitation District water meter leak
- Colorado Wildlife Resiliency Code Board “Fire Wise” DCS ambassador
- Internation Code Council Educational Institute □ Community Association Institute

DCS Tier Tracking System:

Engagement –

079 Applications
353 Permitting
350 Community Liaison Inspector
635 Senior Inspector
271 Manager
1,688 total

Education/Outreach -

64 Applications
220 Permitting
322 Community Liaison Inspector
601 Senior Inspector
214 Manager
1,421 total



Concerns – 47 Reported concerns

- A few examples of the types of concerns were documented and being resolved.
- Existing propane tank(s) not being picked up by the propane company.
- Condoms, trash, debris, partying
- Single-family construction and detached shop
- Construction parking
- No permits
- Short Term Rental
- Development inquires
- Existing lighting
- Fences
- RV parking
- Cats defecating in the yard
- Dogs defecating in the yard
- Storage containers
- Trespass
- Property line dispute
- Paint peeling
- Noise
- Trees
- Grading
- Excavating
- Drainage
- Secondary unit
- Sheds
- Off-roading (dirt bikes) green belts, open spaces, neighborhoods
- Snow removal, damage

Compliance –

12 Applications

30 Permitting

50 Community Liaison Inspector (*Includes inspections)

351 Senior Inspector (*Includes inspections)

107 Manager (*Includes inspections) Total

550



Plus, One Services – (Above & beyond community services)

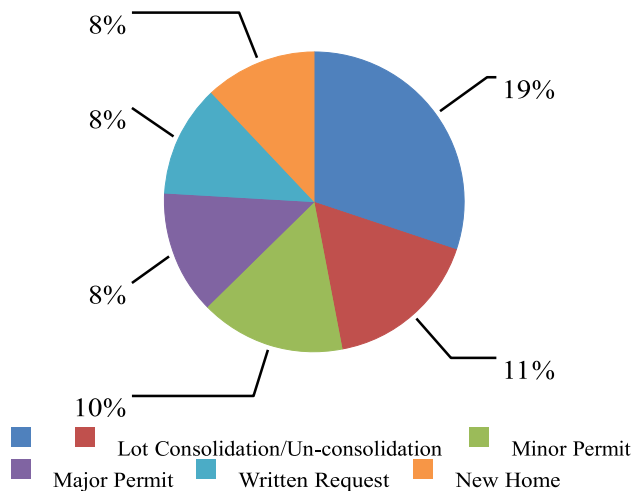
- Applications
- Permitting
- 43 Community Liaison Inspector
- 04 Senior Inspector
- 11 Manager
- 58 total

Short Term Rentals: (1/2/25 – 2/5/25)

- 05 New Owners
- 08 Annual Renewals
- 08 New Rental
- 409 Total STRs in PLPOA

*PLPOA Accounting is tracking STR numbers. Archuleta County is the lead registration and enforcement agency; PLPOA DCS has a supportive role and enforcement.

DCS ARC Chart Detail for 01.01.25-01.31.25





Covenant Enforcement – (Legal update)

1. 12/13/2024 Legal matter # 1019.1152 Driveway issues, trash, and debris/trash in the front yard.
2. 10/4/2024 Legal matter # 1019.1149 Unsightly conditions at the property, personal items, and debris from the front of the property (we are proceeding with foreclosure – (see 1019.1177)
3. 12/13/2024 Legal matter #1019.1200 Failure to remove weed, trash, and debris from the property; improvements without approval; writing on walls; house appears abandoned.
4. 11/22/2024 Legal matter # 1019.1153 Installed deck cover without approval.
5. 12/30/2024 Legal matter # 1019.1135 Excessive rubbish and debris in the front yard; failure to maintain the property in a clean and sightly condition (in the collections department, working to collect on the judgment – file no. 1019.1199.
6. 12/13/2024 Legal matter # 1019.1198 Failure to remove weeds and mow the grass properly.
7. DCS MGR Waiting for legal direction on the above.

**Pagosa Lakes Property Owners Association
Lifestyle and Communications Report
Feb 13, 2025
Jenifer Pitcher**

Lifestyle:

- **Gymnasium**
 - **Weekly Articles**
 - **Presentation updates**
 - **Community outreach Feb 5 & Feb 19 and March 1st.**
 - **Managing Voting**
- **Network stream lines getting a 2 week, 2 month, 1 year and 2 year plan**
- **HOAi**
- **Clubhouse group/clubs and rentals:**

Today < > February 2025							Month	Calendar Icons
SUN 26	MON 27	TUE 28	WED 29	THU 30	FRI 31	SAT Feb 1		
Hold	<ul style="list-style-type: none"> 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 Line Dancing (Improvers) 1pm Games Group 	<ul style="list-style-type: none"> 8:30am Tai Chi Chih 10am Clubhouse fitness with 11am Line Dance 	<ul style="list-style-type: none"> 12pm Friday Bridge 1pm DCS Contractors 	Reserved		
2	<ul style="list-style-type: none"> AI Staff Meeting 9:30am Line Dancing (Beginn 1pm Games Group 4:30pm Essentrics 	<ul style="list-style-type: none"> AI Staff Meeting 8:30am Tai Chi with JUNE 10am Clubhouse fitness with 12pm Bridge 6pm Hearing Panel 	<ul style="list-style-type: none"> 8:30am ECC work Session 9am Line Dancing (Improvers) 1pm Games Group 	<ul style="list-style-type: none"> 8:30am ECC Meeting 8:30am Tai Chi Chih 10am Clubhouse fitness with 11am Line Dance 5:30pm S.JOOC 	<ul style="list-style-type: none"> RESERVED 12pm Friday Bridge 	RESERVED		
<ul style="list-style-type: none"> 1pm Ecstatic Dance 	<ul style="list-style-type: none"> 9:30am Line Dancing (Beginn 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 Line Dancing (Improvers) 1pm Games Group 5pm Gari-Actives 	<ul style="list-style-type: none"> 8:30am Tai Chi Chih 10am Clubhouse fitness with 11am Line Dance 5:30pm Board Meeting Execu 6pm MONTHLY BOARD MEE1 	<ul style="list-style-type: none"> Valentine's Day 12pm Friday Bridge 1pm DCS Prop managers and 	Reserved		
<ul style="list-style-type: none"> 12:30pm Spiritual Experience 	<ul style="list-style-type: none"> Presidents' Day 9:30am Line Dancing (Beginn 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 Line Dancing (Improvers) 1pm Games Group 	<ul style="list-style-type: none"> 8:30am ECC Meeting 8:30am Tai Chi Chih 10am Clubhouse fitness with 11am Line Dance (Intermedia 	<ul style="list-style-type: none"> 12pm Friday Bridge 	Baby sitting Course		
Hold	<ul style="list-style-type: none"> 9:30am Line Dancing (Beginn 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 Line Dancing (Improvers) 1pm Games Group 	<ul style="list-style-type: none"> 8:30am Tai Chi Chih 10am Clubhouse fitness with 11am Line Dance 	<ul style="list-style-type: none"> 10am Bookclub 12pm Friday Bridge 	Gymnasium Final Public Meet!		



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

RECEIVED
 FEB 03 2025
 820
 under 130 E Golf Pl unit B
 lot 9 unit A
 NOVIOLATIONS Annual
 Assessment to be paid
 Before complete
 146 E Golf Pl Lot 10
 NOVIOLATIONS Annual
 assessment to be pd
 Before complete

LOT CONSOLIDATION

Date 1/31/25

Dear Utility Company/HOA/POA:

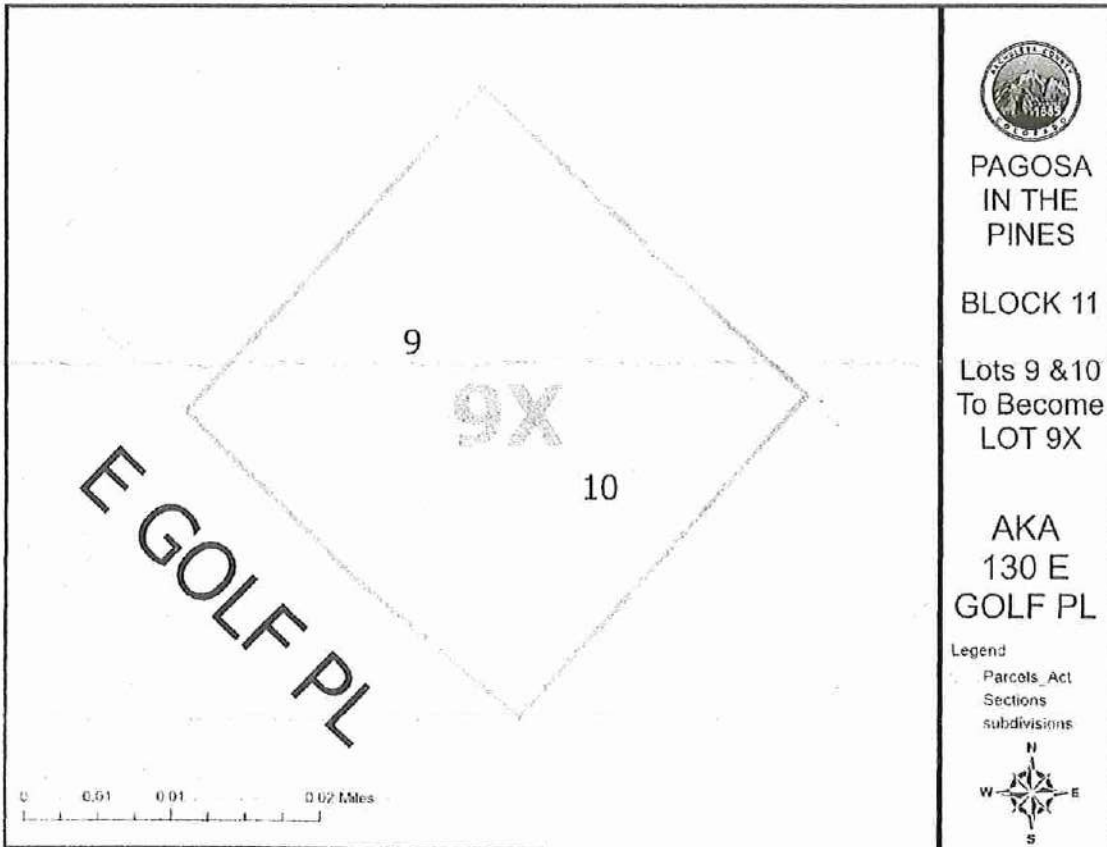
The owners of Lots 9 and 10, Block 11, Pagosa In The Pines, is proposing by resolution to consolidate Two (2) lots to become lot 9X, 130 E GOLF PL. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, or (970) 264-1390 prior to 3/2, 2025

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

Sincerely,

Jenneye Shugar
 Jenneye Shugar

Norman Shugar
 Norman Shugar



PAGOSA
 IN THE
 PINES

BLOCK 11

Lots 9 & 10
 To Become
 LOT 9X

AKA
 130 E
 GOLF PL

Legend

Parcels Act
 Sections
 subdivisions





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

JAN 10 2025

RV

LOT CONSOLIDATION

Date 1.8.25

Lot 13-14 489 Sam Houston
 willowe annual Dues +
 no violations
 655498

* Lot 15-16 469 Sam Houston
 willowe annual Dues +
 no violations
 655497

Lot 17-18 449 Sam Houston
 willowe Annual Dues
 no violations
 65500

Dear Utility Company/HOA/POA:

The owners of Lots 13-14, 15-16, 17-18, CHRIS MTN VILLAGE 2, is proposing by resolution to consolidate Three (3) lots to become lot 15X, 469 SAM HOUSTON AVE. 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 Feb 7, 2024.2025

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

Emailed
 County to
 Hold until
 Annual
 Assesments
 are paid
 1/10/25
 4pm
 RV

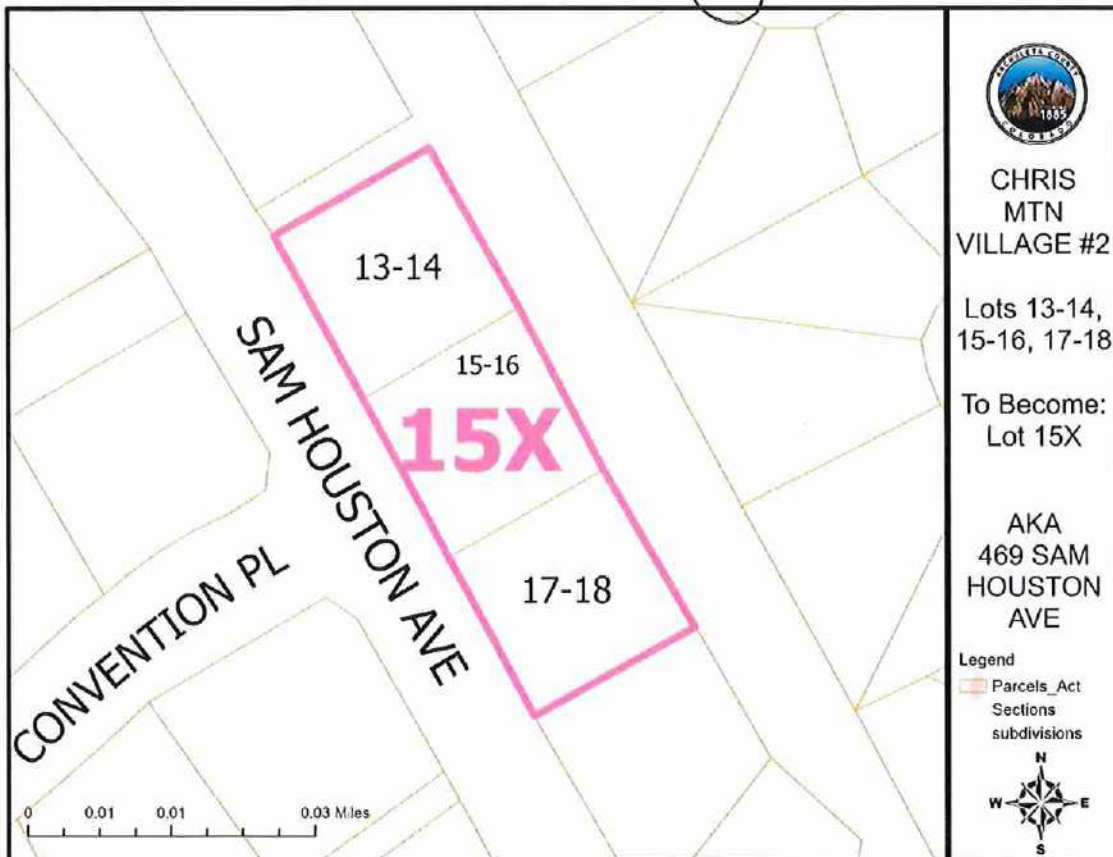
Sincerely,

[Signature]

MATTHEW DAVID O'LEARY

[Signature]

HEATHER LYNNE O'LEARY



ECC Liaison Report

DESCRIPTIONS	Jan		YTD	Previous YTD		
	1/2	1/16	2025	2024	2023	2022
Construction of new Single Family Residential and Modular Home	0	2	2	69	45	69
Mobile /Manufactured New or used placement	0	0	0	4	0	5
Major Projects	0	0	0	55	49	53
Minor Projects	0	2	2	307	256	320
Owner initiated Variance Request	0	0	0	9	9	8
Solar	0	1	1	24	27	17
Boat Dock Permit	0	0	0	8	0	7
Sign/ Banner permanent and temporary	0	0	0	7	2	2
Seasonal and Temporary structures	0	0	0	12	11	27
Written Request: Tree Removal/Fire Mitigation)	0	0	0	129	102	126
Written Request: Extensions/Revisions	0	6	6	283	280	255
Written Request: Miscellaneous	0	1	0	114	85	92
Construction of new Commercial Structure	0	0	0	0	2	2
Construction of Multi-family structures	0	0	0	0	2	0
Total Application submissions	0	12	12	1029	883	981
As Form Inspection Additions	0	2	2	70	54	54
Total Approved Applications	0	11	11	1001	871	955

Notes: The projection of land development, new subdivisions, new single-family homes, remodeling projects, etc., continue to be above-average numbers each year within the PLPOA. Previous YTD: 955 total approved applications in 2022, 871 total approved applications in 2023, and 1029 total application submissions in 2024. 69 new single-family residential homes were constructed in 2022, 45 in 2023, and 69 in 2024. On average, with 57 new single-family homes, the expectations for 2025 are more significant than in past years.

MINUTES OF THE PARKS, TRAILS AND OUTDOOR RECREATION COMMITTEE MEETING

WEDNESDAY, JANUARY 15, 2025

The meeting was called to order at 3 pm by committee chair Kurt Raymond. Present were committee members Mr Raymond, Lisa Foss, Russ Durrer and Ken Wilbert. Staff present was Larry Lynch. Committee members Steve Chaney and Dennis Medina were out of town but have been closely involved in committee activities and recommendations.

The committee has been working to update the 2013, Parks and Trails Master Plan for the past couple of years, the plan is quite outdated. Lynch informed the committee that he had met with Davis Engineering in early January to determine the next steps. Between 2021 and 2023 the committee had generated a recommended project priority list for the board long Range Capital improvement project schedule (originally presented to the board in February of 2021). Davis engineering said that updating the old plan should be fairly easily accomplished, updating project priorities, updating cost estimates and maps.

The committee reviewed the parks and trails project priority recommendation that was presented to the board in 2021 and 2023 that included projects like the Northlake Trail, the North Pagosa Blvd trail extension to Aspenglow Blvd, the Park Avenue trail extension to Holiday etc. After reviewing the 2023 list of recommended priorities that was presented to the board, and would be used as a base plate for the updated 2025 Master Plan a few adjustments were made to that priority list including dropping the North Lake Trail project down (it was completed in 2023); moving the North Pagosa trail extension to Apsenglow up one spot in the priority list; moving the Park Avenue Trail extension to Holiday up one slot; moving the eventual Park Avenue trail extension to Cloudcap Avenue up one slot; moving the gravel trail extension in the Hatcher area extension up to Pebble Cir up 2 slots and moving the recommended hard surface trail conversion in the Hatcher area down 2 slots. It was also recommended to keep the Northlake Trail extension in the list and move it to priority project number 7, to complete the trail from its terminus at Antelope easterly to Holiday Ave to complete that segment (it may be a possibility that it could be routed through Glade Dr as well). The Dutton Trailhead project would remain priority #2 as we research possibilities there with Davis Engineering and the county.

The committee then reviewed the Park projects priority list that was presented to the board in 2021 and recommended that the potential playground and park development in the Chris Mt area be moved up to the number one slot (would be funded by a potential CDC grant); followed by north Village Lake Park project; and then the number 3 project would be park improvements at Vista Lake site.

A couple other ideas were discussed for inclusion in the Parks and Trails Master Plan update included possible cross-country ski trail grooming in selected areas; the connection with the Town to Lakes Trail; a recommended shorter trail segment to be constructed on Pinon Causeway near the Wyndham offices on Village Drive over to Valleyview and multiple and dense condo complexes in that area; a discussion regarding e-bikes on the trails and whether some policy should be developed concerning e-bikes on the non-motorized trail systems; and the importance of partnering with the county, town and Forest Service on the current regional recreation plan that is being developed (Pagosa Area Recreation Coalition). It was also discussed that when the draft of the parks and trails is completed this spring a community meeting should be considered for owner feedback.

PLPOA GREENBELT WILDFIRE MITIGATION

YEAR	TRACT	SUBDIVISION	ACRES
2022	D	Twincreek	11.5
2022	S	Pagosa Highlands	5
2023	L	Pagosa Highlands	5
2023	P & Y	Pagosa Highlands	1.2
2023	F	Martinez Mtn. Estates II	17
2024	A	Martinez Mountain Estates	26
2024	B & C	Twincreek	7.4
2024	E	Lake Forest Estates	12.6
2024	H	Pagosa Vista	2

COUNTY ROAD IMPROVEMENTS IN PLPOA – 2025

Vista Subdivision – Roads and culvert ditches will be graded to improve drainage. This will be followed-up with chip and hot mill tar in place on the road surfaces.

Canyon Circle

Highland Ave.

Prospect Blvd. – from Lyn Ave. to Surrey Dr.

Surrey Dr.

Fireside St. – from Fortune to Paradise Dr.

Lyn Ave.

Ray Court

Homestead Dr.

Manor Court

Brook Dr.

Other Road Improvement Locations –

Full depth restoration

S. Pagosa Blvd. – from town limit to Cameron -

Chip & Hot Mill in Place

Meadows Blvd.

N. Pagosa Blvd. – from split lane to Aspenglow

Lake Forest - from PAWSD to N. Pagosa Blvd.

Saturn Dr.

Pinon Cswy.

From: [Jessica Peart](#)
To: plpoaboard@plpoa.com; [rodney Peart](#); lars@plpoa.com
Subject: STR Request
Date: Sunday, January 26, 2025 5:17:51 PM

Hello Lars and the PLPOA Board,

Short term rentals have been a constant topic for the board and something that impacts many of the residents in PLPOA. We would like to share a new perspective.

First, I'd like to provide some background. My husband and I have lived in PLPOA for 27 years and have owned and operated an owner-occupied STR for the last 8 years. I was a previous President for the PLPOA Recreation Board and Rodney serves on the DUST2 Board. I run and consult for 8 figure businesses. We are invested in our community and want fair representation for all STR owners.

Currently all STRs are treated equal in PLPOA, raising all dues equally across the board, unlike the county who designates owner-occupied differently.

We rent our attached mother in law quarters as an STR. We are permitted for 4 people and our average occupancy is 2. My husband and I live in our 4400 square foot home. At most we have 6 people. Our fees are the same as a home with a 12 person occupancy managed by an agency. These are 2 very different things. In addition, we have a hot tub and full gym in our home that is open to our guests. They do not use the Rec Center. However, we do drive revenue for PLPOA through fishing permits.

We are requesting that the PLPOA Board moves to distinguish between owner-occupied and operated and agency operated.

A tiered approach to fees would also help PLPOA budgets by having higher fees for STRs with higher occupancy. The tiers would be 1-4; 5-8; 8-12; 13+ with different fees based on those permitted occupancy levels.

We are respectfully requesting that our 2025 fees are reduced based on the information we have provided.

If you need any additional information please contact us.

