



Board of Directors Regular Meeting
March 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**
February 13, 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 is 1 lot Consolidation for review
8. Committee Reports:
 - a. ECC Liaison Report February 2025 Meeting Minutes
 - b. Garden Committee Notes
 - i. Feb
 - ii. March
9. Unfinished Business
 - a. Reserve / Capital funds – 2024 Surplus – *in manager report*
 - i. Move 2024 surplus funds to either Reserve or Capital
 - ii. Additional non-budgeted Reserve Funds
 - b. Settlement Agreement for South Village Lake Boat Ramp – *in Managers report*
 - c. Fire Hydrant Inspections
10. New Business
 - a. Resale of 64 Durango Court
11. Correspondence
12. Owner/Member comments (individual comments are limited to three (3) minutes)
13. Adjournment



**Board of Directors Regular Meeting
February 13, 2025 6pm
Pagosa Lakes Administration Building
MINUTES**

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

Staff: Allen Roth-GM, Katie Benoit-CT,
Larry Lynch-DPE, Chris Simpson-DCS,
Ryan Graham- RA, Jen Pitcher-Lifestyles
Candace Selk Barnes -Recording Secretary

Owners/Guests: D. Laterza, L. Lee, C. Christensen, L Smith, C Schanzenbaker and T Frank via Zoom

1. **Call to Order at 6:07 pm by President Schneider** who apologized for late start and stated the Gym Q&A will follow after adjournment.
2. **Verification of Quorum by Board Secretary Whitman**
 - a. Approval of Agenda *Motion to approve 2/13/2025 Agenda by Bailey, 2nd Whitman. Passed.
3. **Approval of the Minutes** * Motion to approve January 9, 2025 Regular Meeting Minutes of the Board of Directors by Bailey, 2nd King. Unanimous with Kraetsch proxy.
4. **Disclosures of Conflicts - NONE**

Owner/Member comments: D. Laterza a 10-year owner thanked Staff and Board for continued communication efforts with owners towards the PLPOA becoming more Dark Sky *friendly* with fully shielded lighting on new builds and remodels.

5. Staff Reports:

- a. General Manager's Report as submitted by Roth. Highlighted that annual audit begins Feb 17, 2025 and that 2025 Annual dues/assessments have been emailed/or mailed. Roth shared that during the Joint Session with Archuleta BOCC he brought up concern regarding fire hydrant inspections within the PLPOA. PAWSD has the responsibility to maintain and both entities will work on plan for entire county for inspections, Schneider suggested perhaps PLPOA owners and community volunteers could be trained to assist. Upcoming County road improvements will be posted in weekly eblasts as they are scheduled. Board should announce to owners during this meeting regarding the Village Lake access upcoming mediation.
- b. Treasurers Report as presented by Bailey
- c. Department of Property & Environment Report as submitted by Lynch and he added that he and Simpson had recently met with Bill Trimarco of Wildfire Adapted Partnership and currently mitigation funding is frozen by Trump administration. Other funds are available through CO Forest Service.
- d. Department of Recreation Amenities Report as submitted by Graham
- e. Department of Community Standards Report as submitted by Simpson, several meetings had been offered were well received by contractor attendees.
- f. Lifestyle Report- as submitted by Pitcher with reminder the Garden Club meets this evening and beds will be offered in March.

Motion to accept Staff Reports as presented by Lundy, 2nd Garcia. Unanimous with Kraetsch proxy.

6. There are 2 lot Consolidations for review as a formality as Archuleta County has already approved.

Motion to accept both consolidations as presented by Lundy, 2nd Garcia. Unanimous with Kraetsch proxy.

7. Committee Reports:

- a. ECC Liaison Report January 2025 Meeting Minutes as submitted by Board Liaison Lundy
- b. Parks & Trails – Lynch shared that during the January meeting the committee continues to update Master Plan with current maps etc. Draft will be presented to BOD within next two months.

Motion to accept ECC Committee and Parks & Trails Reports by Whitman, 2nd Lundy. Unanimous with Kraetsch proxy.

- c. Appointment of new ECC Member- C. E. Christiansen introduced by Roth.

Motion to appoint Eric Christiansen as a volunteer member of the ECC Committee by Whitman, 2nd Lundy. Unanimous with Kraetsch proxy.

8. Unfinished Business

- a. Capital Improvement – Gymnasium Q & A. Upcoming Meetings; this evening following adjournment, Wednesday, 2/19/25 6:00 p.m. and Saturday, March 1, 2025 at 9:00 am.

9. New Business

- a. RFPs (Request for Formal Proposal) for upcoming Contracts
 - i. Wildfire Mitigation – information gathering and spec’s in process with B. Trimarco, 40 acre tract in Chris Mtn identified. Discussion regarding funding concerns; suggestion of community volunteer teams assistance, drought conditions and that mitigation needs to begin sooner than later. Roth will send out 8-9 RFPs to qualified contractors and bids expected to be presented at April meeting.
 - ii. Pine Needle Pickup – to be presented at March meeting with two possible bids.
 - iii. Mailboxes – next cluster box to be consolidated/moved is at Heather & Monument. Current location is a safety and liability concern. County Engineer would also like to see it moved. Discussion opened to owners and concerns voiced regarding safety, and road condition that delivery trucks do not use (muddy/down a hill), with current identified relocation spot. Re-evaluation to identify another site to be completed.

10. **Correspondence:** Owner requested a new discussion regarding STR fees. Roth suggested it be placed on April agenda since BOD has new members. Two separate Owners expressed appreciation of Gymnasium project consideration.

11. **Owner/Member comments:** Owner L. Lee shared concern about her neighborhood lighting with grandfathered homes not having fully shielded lights. Bailey responded that she is preparing an informational Owner presentation regarding lighting. Owner Laterza expressed her appreciation and willingness to assist.

12. Motion to adjourn at 7pm by Lundy, 2nd King. 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 FEBRUARY 2025.

DATE: February 28, 2025

As of February 28, 2025, the Association has received \$670,000 or 32.9% of the total billed 2025 regular assessments of \$2,035,125. For the same period in 2024, the collections were approximately \$648,050 or 33.2% of the total of \$1,949,675 billed.

Certificates of Deposit as of February 28, 2025:

MATURITY	RATE	VALUE	FUND
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

MARCH, 2025 BOARD REPORT

By Larry D Lynch

- 1. Lakes and Fisheries** – Heading into the last couple weeks of winter we are still in an unusually dry pattern with generally dry, warm conditions. The good news is that all of the lakes are currently full which should give us a little advantage going forward. I have been finalizing a spring fish stocking plan for the lakes working with 2 different suppliers. Plan to generally copy last year in the rainbow trout stocking this spring, bringing in roughly 10,000 pounds of 12-16 inch rainbows over the next couple of months and planning to bring in an additional 5000 lbs around late September this fall. Additionally, will be bringing in around 3500 individual largemouth bass and 3500 crappie in April. I also have located about 1000 individual Tiger trout which I plan to just stock in Hatcher Lake. The tigers are more expensive than the rainbows but I think they will add another level of angler satisfaction and enjoyment to the program. The state has been stocking them up at Williams Reservoir the last few years and they really grow into amazing looking fish. I believe they will also help us with keeping the smaller, stunted yellow perch under control, they are fierce predators.
- 2. DPE Projects** – The DPE crew is looking forward to moving into some springtime projects this month getting the floating docks out at the boat ramps and moving the larger docks into summer locations; grade and gravel work at the boat ramps; grounds and landscaping cleanup and trimming; work at the playgrounds with new wood chips and equipment checks; a large hazard tree removal in one of the Lakewood greenbelts; a portable toilet enclosure rebuild at Lake Forest; powering down all lake aeration systems; and some work in the Vista community garden including constructing two new raised planting beds; modifications to the irrigation system (our lake water irrigation system is going to be challenged this year due to low snowfall and low lake). Additionally, we will be working up a landscaping plan for the new parking lot at Rec Center with trees and landscaping in 5 islands including drip irrigation; and later this month will be bringing out and servicing the wood chipper, installing a new main feed-belt and prepping the brush collection area to open. With the dry conditions we anticipate that the brush collection area may be very popular this spring as owners look to reduce wildfire fuels on their property and clean things up.
- 3. Greenbelt Thinning 2025** – Allen and I have been working to get a list of several greenbelt properties to be thinned this year including some larger tracts in the Chris Mt II and Trails area; some medium sized tracts in Lake Pagosa Park, Lake Forest Estates and Twincreek. We were very concerned last month when the Wildfire Adapted Partnerships told us that their grant funds and operating funds had been frozen at the

federal level. Unfortunately, they still are and it's not looking good for WAP in the short or long term. However, Bill Trimarco of WAP informed us last week that some state funding reserves are still in place this year and that he will be able to get us some grant cost assistance this year for PLPOA greenbelts. Therefore, it is our hope to make a big push this year to get as much of the larger remaining tracts in the community mitigated as we can within the budget. We will be meeting with Bill in mid-March to come up with a plan and hope to start putting some RFP's out later this month seeking proposals for the work. We did have quite a bit of interest last year from several different contractors and got some competitive pricing for the work, hopefully that continues this year.

4. **Pagosa Area Recreation Coalition (PARC) Update** – The PARC leadership committee is working to further the development of a community recreation master plan collaborating with the Forest Service, Parks and Wildlife, Town and County as well as about 35 representatives from the various user groups and entities in the community to develop a plan that could be a guide for recreation master planning for the next 10 years. This plan could include improvements and new recreational opportunities on federal and state lands as well as improvements at the local level. Items that have been discussed at the first few task force meetings include new mountain biking trails; improvements at trailheads; new trail connections; wildlife habitat enhancement projects; new river accesses; improved restroom facilities; Nordic and backcountry skiing opportunities, possible improvements and opportunities for motorized uses such as ATV and snowmobiles; as well as the possibility of new facilities at the town and county level such as an indoor swimming pool (aquatics center), management plans on Reservoir Hill and Cloman Park, and a number of other projects. The PARC will be releasing a community survey later this month to seek area residents' input and feedback on recreation in the greater area. They will be putting out the survey through local news and community media sites and have asked if we could put out a link to the survey in our website, hoping to generate as much participation as possible. I would guess that 2/3 or more of Pagosa Lakes owners use and recreate in the greater county area public lands and the PARC planning would be something of great interest to them.
5. **Updated Parks and Trails Plan** – Continuing to work with Davis Engineering to update the 2013 Parks and Trails Master Plan. Hope to have a draft of the updated plan for review and comments in April.



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

Attendance report for February	2025
Timeshare Sign Ins	1,896
Member Sign Ins	6,602
Total User Attendance	8,498
Programs and Activities Attendance	
All programs in Aerobics Room	92
Water Aerobics	95
Racquetball	94
Basketball	82
Lap Lane	829

Manager's Summary:

- I'm working with the Make-A-Wish Foundation to set up more fundraising for the community's youth. Dates have not been determined yet, but we will be doing a Swim-A-Thon sometime in April.
- I have been working with the Special Olympics foundation to possibly set up some swim times. They would like to add swimming to their program.
- I'm currently working on my Lifeguard Instructor (LGI). I will not be training lifeguards, but rather, having this certification allows me to certify our swim coaches and swim instructors. Also, the certification allows me to teach more courses such as First Aid, Babysitting, Water Safety, and Safety Training for Swim Coaches. I can also bridge my certification over to teaching Dog and Cat CPR courses.
- 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, installation, and setup. I have shared this information with the rec committee.

Maintenance/Supervision:

- I have been working with Joe and Don to do minor upgrades to our electric in the rec center. There will be some minor updates on our electrical panels. This will not cause too many issues.
- Jarrod and I have been discussing and planning how we can do some painting in the rec. We have been thinking about coming in at night to add some new paint in areas that need it.
- Jarrod and I are beginning to do some basic lawn work and landscaping as the weather has been warm.
- Everything seems to be running well. We have not had too many maintenance issues as Jarrod has been good about doing weekly and monthly p.m.'s on our equipment.

Programs:

- Registration for spring swim lessons has maxed out. We have created a wait list in hopes that we can find another instructor.
- The PLPOA Porpoises Swim clinics have begun. There was a total of 42 swimmers registered.
- Starting in April, after the swim clinics, the Porpoises will begin practicing three days a week. The first meet will be in Durango on April 26-27.
- Currently, there is a Pull-Up competition at the rec center. Each competitor has three attempts over a month to get their highest number of pull-ups. Current female and male results will be posted, however, names will be kept anonymous. The winner will be announced on St. Patrick's Day.
- Ashley Breed taught our first American Red Cross Babysitter course. Registration was full for the course, and we are receiving more requests to run another course.
- We have started a new program called Geri-Actives. This group will meet on the 2nd Wednesday of each month for a potluck-style dinner with a guest speaker and entertainment. This group will also go to movies/theater shows, game nights, arts & crafts, bingo, and go to town events.
- On Sunday, March 16th, we will be hosting the Shamrock Splash Bash. Children ages 5 to 12 will participate in a Scavenger Hunt, Pool Games, and Crafts.
- We just did another puppy yoga. It was a big hit, as usual. See pictures on next page.
- I have been working on a new program for younger kids who 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 nearby buy 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.









February 2025 Department of Community Standards Report

Dear Board of Directors,

Please accept my apologies for not submitting the February 2025 Department of Community Development Report last week. I was out of the office attending the 40th Annual *International Code Council Colorado Chapter Educational Institute*, an annual comprehensive code-related continuing education program for code professionals; instructors present were the Structural Engineers Association, the American Institute of Architects, the American Construction Inspectors Association, the Building Officials Association, the Division of the State Architect, the Department of Transportation, the Department of Healthcare Access, and the Division of Homeland Security & Emergency Management.

The PLPOA DCS Inspectors Luke Bedford, Danny Musgrove, and I attended for continued certifications and educational purposes.

A few ICC CO EI curriculum highlights:

Cross-training for our very own Luke Bedford PLPOA DCS Community Liaison Inspector.

Day One/Two - 181: The Complete Permit Technician - This two-day course is intended to provide essential information in the areas of code administration and history, legal aspects, customer service, basic construction, inspection process, zoning requirements, permit fee calculations, basic occupancy, and construction types, and dealing with demanding customers. The course is recommended for Community and Building Department staff, including the legal aspects of code administration and essential code enforcement.

Danny Musgrove (PLPOA DCS Senior Inspector) and I attended and are now certified post-disaster safety inspectors.

Day One - 187: The Post-Disaster Safety Assessment Program trains personnel to quickly assess damaged structures from natural disasters to help with housing and community needs. It also ensures that all structures have been evaluated, properly inspected, and placarded for use or repair. Green Placards ("INSPECTED") indicate that the building is safe and that the disaster did not significantly change its safety. Red Placards ("UNSAFE"): Indicate that the building poses an imminent threat to life or safety and should not be entered. Yellow Placards ("RESTRICTED



USE"): Indicate some risks from damage, but not enough to warrant a red-tagging, or that the extent of damage is uncertain and further inspection is required. Building Inspectors: Certified building inspectors play a crucial role in performing inspections and identifying hazards.

I attended this course; it was very informative and carried over from the day one course, the Post-Disaster Safety Assessment Program.

Day Two - 282: Disaster Recovery; Lessons Learned on the Front Range. Representatives from Boulder County and the Marchall Fire New Homes Building Advisor taught this class. Disaster recovery requires a unique reflection on preparedness, code adoption, enforcement, and tremendous inter-departmental and jurisdictional communication. This was tested in Boulder County in 2013 during the unprecedented floods and then again recently by the Marshall Fire.

We have learned much that should be shared before the next severe weather event hits a jurisdiction or community. From planning and communication, insurance, and wildfire resistance to multiple-choice codes to rebuild to the impacts of incentives on the construction, these calls gave us an overview of what happened in the fire's aftermath and what jurisdictions should be planning for now. Presenters included two fire victim survivors, an insurance representative, and Kyle McCatty, Senior Wildfire Mitigation Specialist Supervisor with the Boulder County Community Planning & Permitting - Wildfire Partners.

The weeks' courses included 289: IRC P2904 Residential Fire Sprinkler Systems, 383: Residential IECC inspection half day classroom half day in the field, 384: Structural Plans and Practices for Non-Engineers, 385: Over the Counter Plan Review, 485: Single Family Homes, from Application to Occupancy, 581: Lessons from the Courtroom, and 586: Hazardous Occupancies for Community Building Departments. Overall, this was a tremendous educational opportunity. **A sincere thank you to Allen Roth, the PLPOA General Manager, for encouraging us to expand our knowledge and allowing us the opportunity to do so.**

Cultivating Knowledge:

“To cultivate knowledge and wisdom, actively pursue learning through reading, experience, and reflection while practicing empathy, compassion, and humility to make informed, thoughtful decisions.”



Community Partnerships:

Make-A-Wish Colorado
International Code Council Colorado Chapter
Colorado Fire Wise Council (Wildfire Resiliency Code)
Wildfire Adapted Partnership, Archuleta County Program.
Wildfire Partners. Boulder County.
Pagosa Fire Protection District
Colorado 811

In collaboration with the Archuleta County Community Development, DCS will hold a “town hall-like” meeting for real estate agents and property managers. The exact date/time will be determined. Stay tuned...

Elite Recycling and Disposal, the DCS department, will hold “DUMPSTER DAY ” on April 18th for the PLPOA community.

The Pagosa Lakes Property Owners Association Department of Community Standards strives for compliance by utilizing engagement, education, and outreach methods. The February DCS Tier Tracking System statistics will be presented at the next board meeting. (Engagement, Education/Outreach, Concerns – Reported concerns, Compliance, and Plus, One Services – (Above & beyond community services).

Short Term Rentals:

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

DCS ARC - Chart Detail for 2/1/2025 – 2/28/2025 (SUMMARY)

Active House Check 2

Application Complete & on ECC Agenda 1

Permit Extension 1

Close 8

Lot Consolidation/Un-consolidation 5

Tree 1

Tree Removal 2

Closed 40

Barn/Out Building 1



Fence/Screening 2

Major Permit 3

Material/Color Change 1

Minor Permit 7

New Home 7

Permit Extension 1

Preliminary Review 1

Project Revision 4

Siding Material/Color Change 1

Solar 4

Written Request 8

DPE MGR reviewed & on ECC Agenda 5 (11)

Tree Removal 5

ECC Decision - Approved 3

Permit Extension 2

Temporary Permit 1

ECC Decision - Approved Delayed Start 5

Fence/Screening 1

Minor Permit 4

Monthly House Check Notification 2 (02/25 Inspections bi-weekly)

No Longer STR - Update Assessment/Charge Tag - Closed 6

Pending ECC Review 15

Deck/Deck Extension 2

Garage/Garage Addition 1

Material/Color Change 1

Minor Permit 2

New Home 3

Permit Extension 2

Project Revision 1

Written Request 3

Pending Work Completion 25

Deck/Deck Extension 1

Driveway/Parking Pad Addition 1

Fence/Screening 2

Major Permit 4

Minor Permit 5



New Home 5
Roof Material/Color Change 1
Shed 2
Signs 1
Written Request 3
Permit Extension Required 4
Driveway/Parking Pad Material Change 1
New Home 1
Used Manufactured Home 1
Written Request 1
Revision application complete & on ECC agenda 2
Project Revision 2
STR Actively Registered 7
Void 1
Garage/Garage Addition 1
Waiting for County Approval 3
Lot Consolidation/Un-consolidation 3

Total 129

Kelly Myers Update:

Finally, in acknowledgment of Kelly Myers, who has worked with the PLPOA Department of Community Standards for almost four years, this Friday is her last day. Kelly and her husband are off to an exciting yearlong adventure; a very SPECIAL THANK YOU and APPRECIATION from the DCS team! Take care and safe travels.

Respectively,
SUBMITTED AS IS:

Chris Simpson, Department of Community Standards Manager
Pagosa Lakes Property Owners Association

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

Lifestyle:

- **Gymnasium (Link to voting results)**
- **HOAi (In the works)**
- **Tech – plans to change over email and web host, cloud-based w/ server, move toward Microsoft or google platform**
- **Upcoming PLPOA events and happenings:**
 - **April 19 PLPOA easter**
 - **May 10 Flea market**
 - **May 19th joint session**
 - **May 24 laser/light show...PLPOA/swim team fundraiser**
- **Spring/summer Newsletter**
 - Summer Newsletter Deadlines:
 - Commitment and payment: April. 20, 2024
 - Camera ready Ad: May 11, 2024
 - Newsletter upload to printer: May 20, 2024
 - Newsletter set to mail out: May 27, 2024
- **Election**
 - May 12 – board application deadline
 - May 27 Certify members in good standing
 - June 6th annual meeting notification
 - June 26th Candidates forum
 - June 27th Ballots open
 - July 26th Annual Meeting, Ballots close, owner appreciation
- **Clubhouse group/clubs and rentals (March):**

The screenshot shows a calendar for March 2025 with the following activities:

SUN 23	MON 24	TUE 25	WED 26	THU 27	FRI 28	SAT Mar 1
12-4pm Reserved	9:30am Line Dancing (Beginn 4:30pm Essentrics	8:30am Tai Chi with JUNE 10am Clubhouse fitness with	9am Line Dancing (Improvem 5pm Ericka Bailey	8:30am Tai Chi Chih 10am Clubhouse fitness with 11am Line Dance	HOLD - PLPOA	
Reserved	9:30am Line Dancing (Beginn 4:30pm Essentrics	8:30am Tai Chi with JUNE 10am Clubhouse fitness with	9am Line Dancing (Improvem	8:30am Tai Chi Chih 10am Clubhouse fitness with 11am Line Dance 9:30pm S.J.O.D.C.	Reserved	Reserved
Daylight Saving Time starts 1pm Ecstatic Dance	9:30am Line Dancing (Beginn 4:30pm Essentrics	8:30am Tai Chi with JUNE 10am Clubhouse fitness with	9am Line Dancing (Improvem 5pm Geri-Actives	8:30am Tai Chi Chih 10am Clubhouse fitness with 11am Line Dance		
12:30pm Spiritual Experience	St. Patrick's Day 9:30am Line Dancing (Beginn 4:30pm Essentrics	8:30am Tai Chi with JUNE 10am Clubhouse fitness with	9am Line Dancing (Improvem	8:30am Tai Chi Chih 10am Clubhouse fitness with 11am Line Dance		
	9:30am Line Dancing (Beginn 4:30pm Essentrics	8:30am Tai Chi with JUNE 10am Clubhouse fitness with	9am Line Dancing (Improvem	8:30am Tai Chi Chih 10am Clubhouse fitness with 11am Line Dance		Hold
	9:30am Line Dancing (Beginn 4:30pm Essentrics	8:30am Tai Chi with JUNE 10am Clubhouse fitness with	9am Line Dancing (Improvem	8:30am Tai Chi Chih 10am Clubhouse fitness with 11am Line Dance 5:30pm S.J.O.D.C.		Hold

ECC Liaison Report

DESCRIPTIONS	Feb		YTD	Previous YTD		
	2/6	2/20	2025	2024	2023	2022
Construction of new Single Family Residential and Modular Home	1	2	5	69	45	69
Mobile /Manufactured New or used placement	0	0	0	4	0	5
Major Projects	2	3	5	55	49	53
Minor Projects	1	8	11	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	1	0	7	2	2
Seasonal and Temporary structures	0	1	0	12	11	27
Written Request: Tree Removal/Fire Mitigation)	1	1	2	129	102	126
Written Request: Extensions/Revisions	7	3	16	283	280	255
Written Request: Miscellaneous	5	0	6	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	18	19	49	1029	883	981
Total Approved Applications	18	19	48	1001	871	955
Total Preliminary Reviews	1	0	2	15	unk	unk
As Form Inspection Additions	1	1	2	70	54	54
Notes						

Feb. 13, 2025 @ 5:30

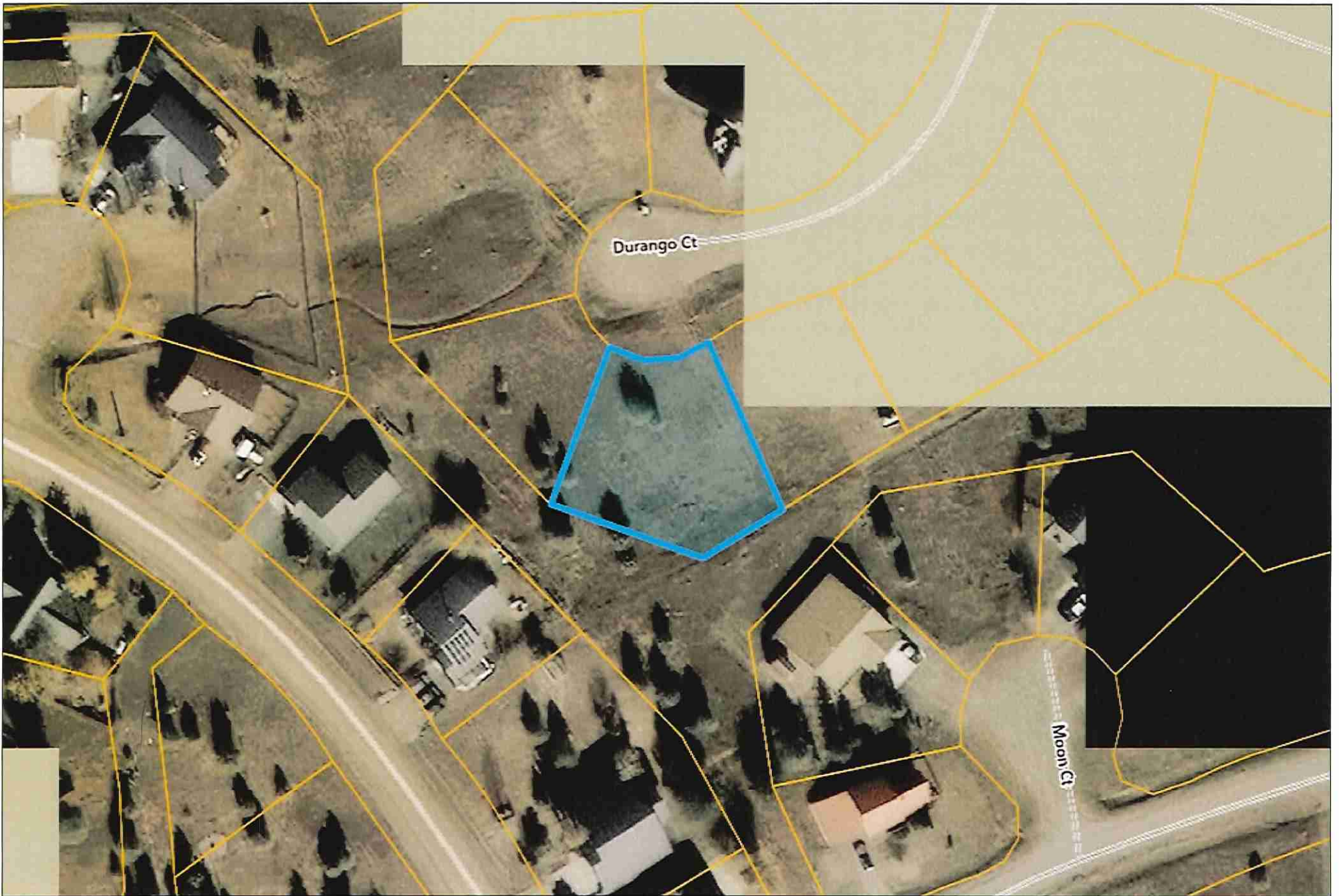
Attendees: Becky, Mike, June, Deborah, Toni, Marcus and new member Carole Horvath
Last year's pros:

- Water collector
- All beds rented
- Great 1st orientation with the bed renters
- Greenhouse used
- New plumbing fixtures and soaker at PLPOA garden
- What grew well; cherry tomatoes, potatoes (r,w,p), onions (r,w,y), beans, snow peas, and pickling cucumbers.
- Cons:
 - More soil needed
 - No till for flowers at Vista
- Goals for 2025:
 - Grow hot house tomatoes in the greenhouse
 - Grow starts in the greenhouse
 - Start squash earlier
 - Build trellises
 - Get patio pavers installed at Vista
 - Succession planting at PLPOA
- Things to purchase:
 - Trembler for composting at Vista
 - Water timer for PLPOA
 - Frost blankets
- Committee jobs:
 - Marcus will consolidate items in the PLPOA shed
 - Toni and Mike will work on plot plan of beds and trees at Vista
 - Becky will contact last year's bed renters
 - Deborah will make planting schedule
- Next meeting, March 6th @ 5:30
 - What seeds and plants to purchase
 - Graden events
 - Discussion of succession planting and Adopt-a-bed

March 6, 2025 @ 4:30

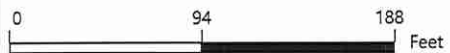
Members attending: Becky, Mike & Toni

- Toni responded to Larry's email. She will call him regarding the building of two extra beds at Vista and the placement of 8 fruit trees. She will get him a plot plan of the garden by middle of next week. She will also discuss the placement of the pavers and adding six or more inches to the beds at the PLPOA garden and adding soil. Hopefully this can be done by April 23rd. She will follow-up with an email to Larry and share with us.
- Toni will check with Jen and send a list of needs. (a water timer, frost blankets, reimbursements for seeds and fertilizer)
- Becky will research some companion planting and purchase seeds. (kale, snow peas, cilantro, radish, lettuce, spinach, parsley, asparagus, carrots, beets, turnips, corn, squash, pickling cucumbers, oregano, thyme, 3 kinds of beans, eggplant, basil, and perennial flowers) Fruit tree and berry fertilizer will also be purchased.
- The rotating compost barrel will be donated by June.
- Marcus to inventory and consolidate items in the shed.
- Deborah did send a planting schedule.
- Plant starters to purchase broccoli, cabbage, cauliflower, tomatoes (cherry), and a variety of peppers.
- Event discussions:
 - April 23: HA's Seed to Supper turning over the beds and adding mushroom compost at the PLPOA garden.
 - April 30: HA's Seed to Supper tour both gardens for a lecture on irrigation.
 - May 22: Turn over beds with Vista bed renters.
 - June (depends on frost) planting at the PLPOA garden.
 - June 22: Garden Inspired Art for Kids (check with Jen to see if this date is available.)
 - July-September: TBA
- Next meeting: April 6th @ 4:30 mark your calendar and reply to texts.



Enter Map Title...
Web Print: 03/06/2025

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Date	Description	Charge	Payment	Balance
1/1/2021	Annual Assessment Initial Balance	265.00	-	\$265.00
5/2/2021	Late-Fee-Delete Initial Balance	25.00	-	\$290.00
6/17/2021	Lien Fee Initial Balance	50.00	-	\$340.00
8/16/2021	Lien Fee Initial Balance	150.00	-	\$490.00
2/1/2022	Annual Assessment Initial Balance	275.00	-	\$765.00
5/3/2022	Late-Fee-Delete Initial Balance	25.00	-	\$790.00
8/31/2022	Interest Initial Balance	3.89	-	\$793.89
9/30/2022	Interest Initial Balance	3.92	-	\$797.81
10/31/2022	Interest Initial Balance	3.95	-	\$801.76
12/14/2022	Legal Collections	25.00	-	\$826.76
12/31/2022	Legal Collections	38.00	-	\$864.76
1/25/2023	Annual Assessment	300.00	-	\$1,164.76
1/31/2023	Interest	0.44	-	\$1,165.20
2/28/2023	Interest	0.47	-	\$1,165.67
3/20/2023	Legal Collections	85.00	-	\$1,250.67
3/31/2023	Interest	5.69	-	\$1,256.36
4/30/2023	Interest	5.69	-	\$1,262.05
5/2/2023	Late-Fee-Delete	50.00	-	\$1,312.05
5/31/2023	Interest	6.25	-	\$1,318.30
6/30/2023	Interest	8.59	-	\$1,326.89
7/31/2023	Interest	8.59	-	\$1,335.48
8/31/2023	Interest	8.59	-	\$1,344.07
9/30/2023	Interest	8.59	-	\$1,352.66
10/31/2023	Interest	8.59	-	\$1,361.25
11/30/2023	Interest	8.59	-	\$1,369.84
12/31/2023	Interest	8.59	-	\$1,378.43
1/5/2024	Legal Collections	1,685.00	-	\$3,063.43
1/25/2024	Annual Assessment	325.00	-	\$3,388.43
1/31/2024	Interest	8.59	-	\$3,397.02
2/20/2024	Legal Collections	180.00	-	\$3,577.02
2/29/2024	Interest	8.59	-	\$3,585.61
3/20/2024	Legal Collections	204.00	-	\$3,789.61
3/31/2024	Interest	19.82	-	\$3,809.43
4/4/2024	Legal Collections	296.32	-	\$4,105.75
4/30/2024	Interest	21.02	-	\$4,126.77
5/2/2024	Late Fee	50.00	-	\$4,176.77
5/7/2024	Legal Collections	857.00	-	\$5,033.77
5/31/2024	Interest	26.53	-	\$5,060.30
6/6/2024	Legal Collections	1,062.00	-	\$6,122.30
6/30/2024	Interest	26.53	-	\$6,148.83
7/31/2024	Interest	31.57	-	\$6,180.40
8/31/2024	Interest	38.65	-	\$6,219.05
9/6/2024	Legal Collections	250.00	-	\$6,469.05
9/30/2024	Interest	38.65	-	\$6,507.70
10/31/2024	Interest	38.65	-	\$6,546.35
11/30/2024	Interest	40.32	-	\$6,586.67
12/4/2024	Legal Collections	340.22	-	\$6,926.89
12/31/2024	Legal Collections	12.00	-	\$6,938.89
12/31/2024	Interest	40.32	-	\$6,979.21
1/25/2025	Annual Assessment	335.00	-	\$7,314.21
1/31/2025	Interest	42.59	-	\$7,356.80
1/31/2025	Legal Collections	281.00	-	\$7,637.80
2/20/2025	remove - owned by association	-	(\$7,637.80)	\$0.00

Summary:

Annual Assessment	1,500.00
Late fee	150.00
Interest	472.26
Lien gee	200.00
Legal	<u>5,315.54</u>


Tax Account

ATTENTION: If paying after August 31st, please call for additional fees. Thank you.

Summary

Account Id R001202
 Parcel Number 558325307034
 Owners BOWMAN AARON
 Address 2116 S ZENOBIA
 DENVER, CO 80219
 Situs Address 64 DURANGO CT
 Legal Subdivision: PAGOSA HIGHLANDS EST Lot: 361 PHE Sec: 25 Twn: 36 Rng: 2.5W

Inquiry

As Of 

Payment Type First
 Full

Taxes Due \$1,069.60
 Misc Due \$18.00
 Lien Due \$1,791.34
 Lien Interest Due \$231.88
 Total Due \$3,110.82

Value

Area Id	Mill Levy
50P - PAWS 1	60.6000000
	Actual Assessed
VACANT RES LOTS - 0100	63,270 17,650
Taxes	\$1,069.60

The amounts of taxes due on this page are based on **last year's** property value assesments.
 For current year values visit the [Archuleta County Assessor's site](#).

The data on this website is provided "as is" without warranty of accuracy, timeliness, or completeness. Archuleta County makes no warranties of merchantability or fitness. If you feel any of the data is incorrect, please contact our office at 970-264-8310. As a note: all measurements are made from the exterior.

Archuleta County Assessor Data

👤 Johanna Tully-Elliott
 📍 P.O. Box 1089, Pagosa Springs, CO, 81147
 ⓘ More Information
 📞 Phone 970 264-8310
 📠 Fax P.O. Box 1089
 ✉ Email jelliott@archuletacounty.org

← New Search

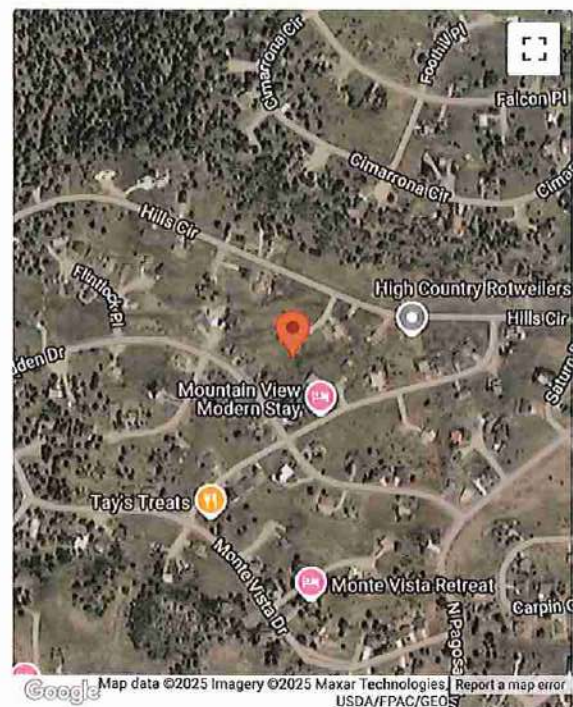
← Search Results

Property Details

— Account Information

[Property Report](#)
[Tax Info](#)
[GIS Map](#)
[Other Sales](#)

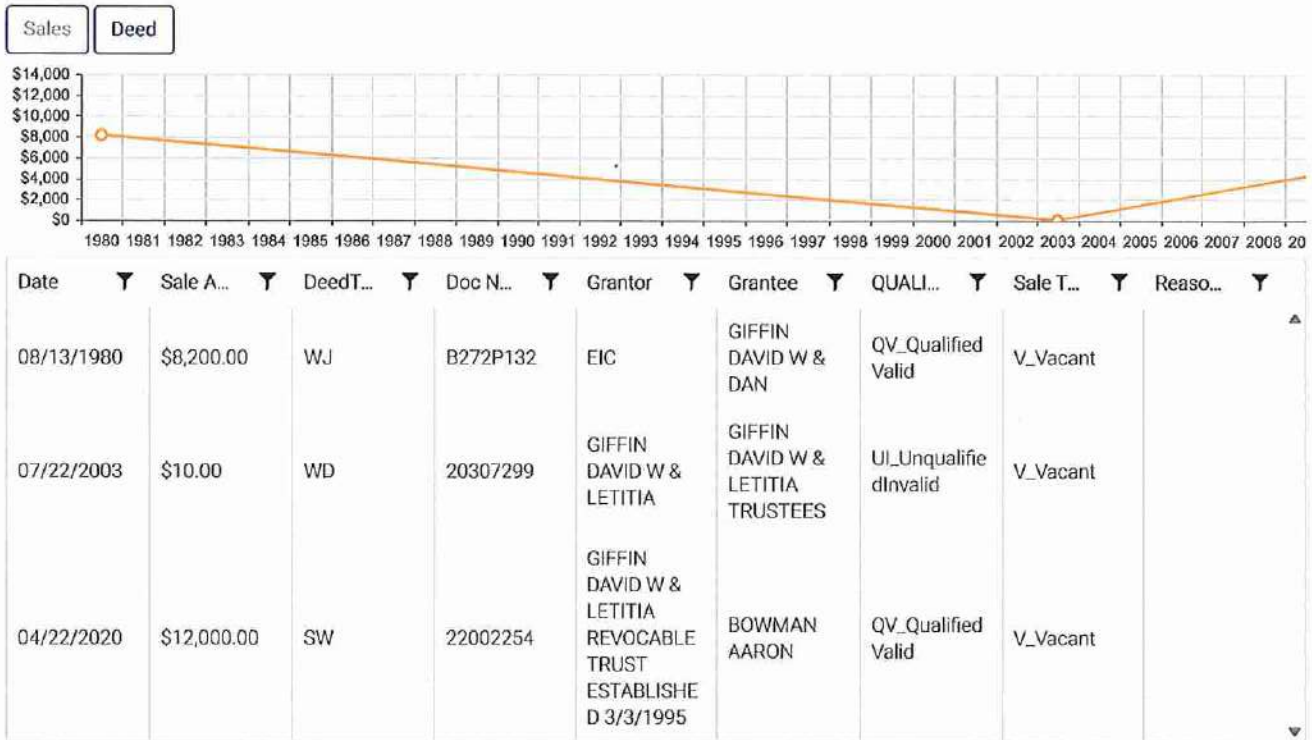
OWNERNAME	PAGOSA LAKES PROPERTY OWNERS ASSOCIATION
OWNERADDRESS	230 PORT AVE PAGOSA SPRINGS, CO 81147-0000
PROPERTY CODE	0100
PROPERTY CODE DESC	VACANT RES LOTS
ACCOUNTNUMBER	R001202
PARCELNUMBER	558325307034
PIN	558325307034
PROPERTY ADDRESS (SITUS)	64 DURANGO CT PAGOSA SPRINGS CO 81147
LEGALSUMMARY	Subdivision: PAGOSA HIGHLANDS EST Lot: 361 PHE Sec: 25 Twn: 36 Rng: 2.5W
PLATTEDSUBDIVISION	399_PAGOSA HIGHLANDS EST
PLSSLEGAL_RANGE	2.5W
PLSSLEGAL_TOWNSHIP	36
PLSSLEGAL_SECTION	25
NBHD	1.3_PAGOSA HIGHLANDS ESTATES,LAKEVIEW ESTATES,LAKEWOOD VILLAGE,CC,RDGVW
TAXAREAID	50P_PAWS 1



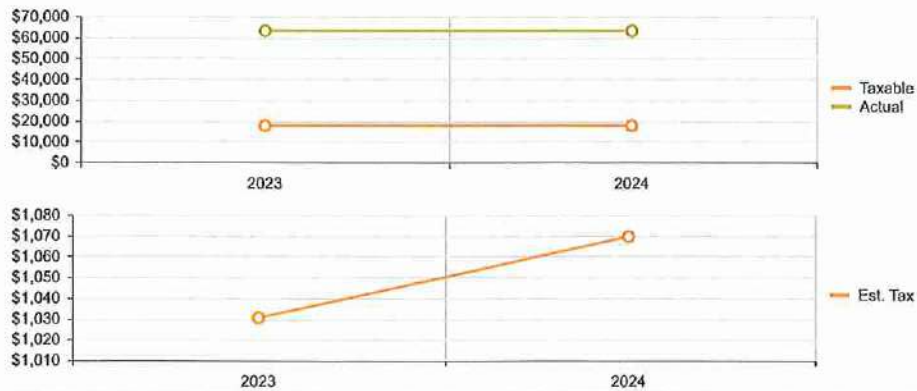
MODEL LIST	1-MODEL_LAND
ACCOUNTTYPE	RealAccount
CLASS DESCRIPTION	VACANT LAND
PROPERTYCODE	0100
MAPLINK	https://www.google.com/maps?q=37.320942,-107.127141

Additional Owners

Sales/Deed Information



Values and Estimated Taxes



Tax Year	Taxable	Actual	Mill Levy	Estimated Tax
2023	\$17,650.00	\$63,270.00	58.389	\$1,030.57

From: [Steve Yount](#)
To: plpoaboard@plpoa.com
Subject: STR Dues vs Benefits
Date: Wednesday, February 19, 2025 7:22:41 PM

Hello,

We have a condo in the PLPOA, which we can only visit a few times per year. To offset the high expenses, we have it set up for Short Term rental through VACASA. On average it is occupied 22% of the year and we have never had an issue with a tenant. We have been operating our condo at a loss for the past three years due to huge increases in expenses in PLPOA, Pinion Condos, STR and taxes.

In 2021 the board voted to narrowly approve (4:3) a 3x multiplier of the standing HOA fee for short term property owners. I got the impression that STR tenants are an occasional “irritant” to other property owners, which is what prompted the fee. I went back through the meeting minutes and noted that no additional expenses could be quantified to substantiate the fee, so you are calling it a “benefits based” fee. Also, there is no explanation of where the 3x factor came from.

I also could not find any benefits defined in the budget, so my first question is, what benefits are being derived from these funds? It seems clear to me that the benefits should be quantifiable for a fee so high.

2nd, I see you want to charge an assessment for a new gym. In general I am fine with the gym, but since I am already paying triple the HOA fee, I don't feel that STR owners should pay this assessment. Why not put that \$260,000 from the budget towards the gym? I can't speak for other STR owners, but clearly most of the benefit will go to the full time residents rather than people like us. Why not let them pay for it?

Thank you in advance for taking the time to consider my questions.

Steve Yount
210-315-1025

