



**Board of Directors Regular Meeting
July 13, 2023 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**

June 8, 2023 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 12 lot Consolidation up for review**
- 8. Committee Reports:**
 - a. ECC Liaison Report June 2023 Meeting Minutes
 - b. Finance Committee
 - c. Recreation Committee – Appoint New Chair Position
- 9. Unfinished Business**
 - a. Purchase of RU Unit & Contract
 - b. Ratify Contract for NVL Trail Contract
 - c. Ratify Contract for Greenbelt Fire Mitigation
 - d. Resolution 2020-09 Update
- 10. New Business**
 - a. Walker- Preliminary Plat Amendment
 - b. Resolution 2023-02 Electric Vehicle Policy
 - c. Resolution 2023-03 Update PPP – 3.2
 - d. Annual Meeting Agenda
- 11. Correspondence –**
- 12. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 13. Adjournment**



Board of Directors Regular Meeting

June 8, 2023 6pm

Pagosa Lakes Administration Building

MINUTES

Board Attendees: Dan Mayer-President
Lars Schneider-Vice President
Danny Musgrove-Secretary
Patrick Donovan-Treasurer
Directors: Ericka Bailey, Chris Tanner and
Monte Whitman

Staff: Allen Roth-GM, Katie Benoit, CT
Larry Lynch-DPE Mgr, Keith Cramer-DCS Mgr,
Ryan Graham RA Mgr.
Excused: Jen Pitcher, Lifestyles
Candace Selk Barnes, Recording Secretary

Owners/Guests: Patrick Moore via Zoom: Tricia Frank

1. **Call to Order at 6:10 pm** by Mayer with reminder no audio or video recording allowed.
2. **Verification of Quorum by Board Secretary Musgrove**
 - a. Approval of Agenda Motion to move Agenda item 7. Consolidations; to Agenda item 10 c. by Mayer, 2nd by Musgrove. Unanimous.
3. **Approval of the May 11, 2023 Minutes.** Motion to approve the May 11, 2023 Regular Meeting of the Board Minutes by Musgrove, 2nd by Whitman. Unanimous.
4. **Disclosures of Conflicts** – None.
5. **Owner/Member comments:** None.
6. **Staff Reports:**
 - a. General Manager’s Report -A Roth GM- as submitted with additional items as follows:
 - i. In regards to Joint Session with Archuleta County Commissioners -the sharing of their software has been an excellent tool and DCS staff have identified 14 PLPOA properties that had NOT given PLPOA notice as required.
 - ii. Per HB1137 beginning June 13, 2023 Intent to Lien notices will be posted on doors or empty lots cooperatively by DCS staff and the Archuleta County Sherriff’s department.
 - iii. Drainage and flooding issues have been addressed in a recent meeting between PAWSD, GM Roth and County Manager Woodman with action items identified.
 - iv. County Road & Bridge will begin an aggressive repair of roads within the Vista subdivision.
 - v. Reserve at Pagosa Peak review.
 - b. Treasurers Report -K. Benoit CT & Donovan– Memo/Cash Fund: Benoit reported other than properties in legal for collection, there are only 134 lot assessments that remain unpaid to be addressed by 6. a. ii. Donovan stated that CD’s will mature in September.
 - c. Department of Property & Environment Report-L. Lynch DPE Mgr as submitted, update that lakes are in good condition with another trout stocking next week. His crew is working on National Forest fence as cattle are coming June 17, 2023 and are working on excavating the hole for the vaulted restroom at Hatcher Lake.
 - d. Department of Recreation Amenities Report- as submitted by R. Graham RA Mgr. Update by GM Roth; both locker room renovations are completed., new cardio machines and free weights are in, lots of activities/events scheduled and that the recent Kid’s Camp 911 was a huge success with cooperation by 1st Responder organizations and special “props” to the EMS folks!

- e. Department of Community Standards Report-K. Cramer DCS Mgr-as submitted and reiterated that the shared access to the Archuleta County software has boosted the STR assessments for active properties.
- f. Lifestyle Report – as submitted. GM Rother reported that the Summer 2023 Newsletter with Notice/Call are being mailed out.

Motion to accept Staff Reports as presented by Schneider, 2nd by Whitman. Unanimous.

7. Lot consolidations--moved to Agenda item 10. c

8. Committee Reports:

- a. ECC Liaison Report May 2023 Meeting Minutes by Liaison Musgrove as submitted
- b. Lakes and Fisheries – as submitted.
- c. Finance Committee – GM Roth has emailed Finance Chairman several resumes.

Motion to accept Committee Reports by Mayer, 2nd by Donovan. Unanimous.

9. Unfinished Business

- a. Strategic Plan Update & Owner Survey Results - discussion

Motion to approve for publication with the 1. removal of Owners w/children and recalculation of pie charts and addition to the Parks & Trails section a bullet point “development with consideration of wildlife migration patterns” by Mayer, 2nd by Whitman. Unanimous.

- b. Purchase of RU Unit & Contract –Several items were not included and the contract will be amended at which time GM Roth will send out an email packet with vote prior to the July 13, 2023 Board meeting, timing of the order is critical due to back log.

10. New Business

- a. Contract for Fire Mitigation – GM Roth stated that RFP’s for Tract F go out next week with onsite visit by bidders on June 23, 2023 with bids due June 30, 2023. Note- Legal is preparing a permission notice for two (2) owners to allow contractors to cross their property into Tract F. Donovan asked for cost clarification, Roth replied that PLPOA will pay \$65K and the additional \$35K is from grant.
- b. Resolution 2020-09 – Discussion regarding the very complicated THREE C’s coupling, combining and consolidation. GM Roth suggested tossing Resolution 2020-09 and starting a fresh new draft.
- c. Fourteen (14) Lot Consolidations for review – Discussion which was impacted by previous item 10.b above.

Motion to approve all fourteen (14) with five of those which are currently coupled to waive consolidation fee by Musgrove, 2nd by Schneider. Unanimous.

11. Correspondence – None.

12. Owner/Member comments- None.

- 13. **Adjournment** – Motion to adjourn at 7:51 pm by Whitman, 2nd by Schneider. Unanimous.

Respectfully submitted by:

Danny Musgrove, Board Secretary

Candace Selk Barnes, Recording Secretary

INTEROFFICE MEMORANDUM

TO: PATRICK DONOVAN
FROM: KATIE BENOIT
SUBJECT: ACCOUNTING NOTES FOR JUNE 2023.
DATE: June 30, 2023

As of June 30, 2023, the Association has received \$1,775,400 or 97.9% of the total billed 2023 regular assessments of \$1,812,900. For the same period in 2022, the collections were approximately \$1,565,000 or 93.9% of the total of \$1,667,325 billed.

Certificates of Deposit as of June 30, 2023:

MATURITY	RATE	VALUE	FUND
9/15/2023	3.40%	\$205,000	Reserve
3/28/2024	3.85%	\$300,000	Reserve
5/29/2024	5.20%	\$125,000	Operating
5/31/2024	5.25%	\$125,000	Operating
5/31/2024	5.30%	\$210,000	Trails Reserve
5/31/2024	5.25%	\$69,000	Operating

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 6/30/2023

Assets	Operating	Capital	Reserve	Settlement	Total
Current Assets					
10000 - Petty Cash	\$953.00				\$953.00
10500 - Cash-TBK Operating	\$577,073.88				\$577,073.88
11540 - CIT Bank Operating	\$54,659.03				\$54,659.03
11541 - CIT Bank Sweep - Operating	\$434,593.30				\$434,593.30
12100 - Edward Jones Operating	\$71,103.56				\$71,103.56
12110 - Edward Jones Emergency Fund	\$256,290.15				\$256,290.15
12200 - Edward Jones Capital Improvement		\$826,143.16			\$826,143.16
12300 - Edward Jones Settlement				\$75,207.26	\$75,207.26
13820 - Edward Jones Reserves			\$573,017.44		\$573,017.44
13841 - CIT Bank Reserves - CDARS			\$300,000.00		\$300,000.00
13850 - Edward Jones Trails Maintenance Reserves			\$241,898.17		\$241,898.17
14000 - Accounts Receivable	\$132,722.38				\$132,722.38
14900 - Allowance for Doubtful Accounts	(\$66,997.26)				(\$66,997.26)
15100 - Accts Rec.-Employee Dep Health	\$2,473.11				\$2,473.11
15200 - Accts Rec.-Prepaid Legal	\$15.95				\$15.95
15300 - Accts Rec.-Supplemental Health	\$0.06				\$0.06
16000 - Prepaid Expenses	\$18,125.23				\$18,125.23
Total Current Assets	\$1,481,012.39	\$826,143.16	\$1,114,915.61	\$75,207.26	\$3,497,278.42
Fixed Assets					
18500 - Land: Admin-Shop-Rec Center	\$506,377.38				\$506,377.38
18510 - Building	\$3,973,557.99				\$3,973,557.99
18520 - Equipment	\$894,966.73				\$894,966.73
18530 - Lakes	\$425,755.37				\$425,755.37
18540 - Improvements	\$1,585,187.24				\$1,585,187.24
19900 - Accumulated Depreciation	(\$3,285,082.06)				(\$3,285,082.06)

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 6/30/2023

Total Fixed Assets	\$4,100,762.65					\$4,100,762.65
Total Assets	\$5,581,775.04	\$826,143.16	\$1,114,915.61	\$75,207.26		\$7,598,041.07
Liabilities / Equity	Operating	Capital	Reserve	Settlement		Total
Current Liabilities						
20000 - Accounts Payable	\$2,015.20					\$2,015.20
20100 - Accrued Expenses	\$46,748.46					\$46,748.46
22000 - Prepaid Assessments	\$14,832.91					\$14,832.91
23000 - Contract Liability	\$128,578.00					\$128,578.00
25000 - Other Current Liabilities	\$0.02					\$0.02
27000 - Employee Dep Health Payable	(\$670.00)					(\$670.00)
Total Current Liabilities	\$191,504.59					\$191,504.59
Equity						
30000 - Donated Capital	\$2,121,280.83					\$2,121,280.83
31000 - Funds Transfer	\$177,065.08	(\$19,883.40)	(\$157,181.68)			-
32000 - Retained Earnings-Operating	\$2,128,620.91	\$101,285.34	(\$112,324.29)	\$512.30		\$2,118,094.26
33000 - Retained Earnings-Reserves			\$1,183,882.09			\$1,183,882.09
34000 - Retained Earnings-Capital Improvement		\$455,629.14				\$455,629.14
35000 - Retained Earnings-Settlement				\$73,884.39		\$73,884.39
36000 - Net Income	\$963,303.63	\$289,112.08	\$200,539.49	\$810.57		\$1,453,765.77
Total Equity	\$5,390,270.45	\$826,143.16	\$1,114,915.61	\$75,207.26		\$7,406,536.48
Total Liabilities / Equity	\$5,581,775.04	\$826,143.16	\$1,114,915.61	\$75,207.26		\$7,598,041.07

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	(300.00)	-	(300.00)	1,809,900.00	1,811,100.00	(1,200.00)	1,811,100.00
40010 - Association Dues-Timeshare	-	-	-	296,100.00	296,100.00	-	296,100.00
40020 - Association Dues-STR	5,700.00	-	5,700.00	258,300.00	225,000.00	33,300.00	225,000.00
40100 - Funds Transfer-General Reserves	-	-	-	(366,000.00)	(366,000.00)	-	(366,000.00)
40110 - Funds Transfer-Trails Maintenance Reserve	-	-	-	-	(54,000.00)	54,000.00	(54,000.00)
40200 - Funds Transfer-Capital Improvement	-	-	-	(313,740.00)	(313,740.00)	-	(313,740.00)
40300 - Assessments-Uncollectible	(3,554.75)	-	(3,554.75)	(6,295.29)	(35,000.00)	28,704.71	(35,000.00)
40400 - Carry Forward	-	-	-	-	75,000.00	(75,000.00)	75,000.00
40500 - Late Charges	411.04	-	411.04	28,531.03	40,000.00	(11,468.97)	40,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	11,000.00
40700 - Delinquent Postage Fees	1,344.60	416.67	927.93	1,763.00	2,500.02	(737.02)	5,000.00
40800 - Delinquent Door Notice Fees	2,500.00	15,000.00	(12,500.00)	2,500.00	15,000.00	(12,500.00)	15,000.00
41000 - Lot Consolidation Fee	10,500.00	2,083.33	8,416.67	31,318.00	12,499.98	18,818.02	25,000.00
41010 - Other Income-Transfer Fees	4,825.00	7,083.33	(2,258.33)	27,545.00	42,499.98	(14,954.98)	85,000.00
41020 - Other Income-Misc	-	-	-	1,001.00	-	1,001.00	-
41250 - Credit card expense payment	-	-	-	95.40	100.00	(4.60)	100.00
41900 - Interest - Operating	3,794.05	1,250.00	2,544.05	11,060.06	7,500.00	3,560.06	15,000.00
Total Admin Service Income	25,219.94	25,833.33	(613.39)	1,782,078.20	1,758,559.98	23,518.22	1,834,560.00
Community Standards Income							
42000 - Filing Fee	1,970.00	1,043.00	927.00	8,010.00	8,830.00	(820.00)	15,200.00
42010 - Review & Inspect Fee	12,880.00	6,517.00	6,363.00	62,560.00	55,186.00	7,374.00	95,900.00
42100 - DCS Fines	-	240.00	(240.00)	(.01)	2,032.00	(2,032.01)	3,500.00
42300 - Community Enhancement	-	306.00	(306.00)	-	2,043.00	(2,043.00)	3,500.00
Total Community Standards Income	14,850.00	8,106.00	6,744.00	70,569.99	68,091.00	2,478.99	118,100.00
Property & Environment Income							
44000 - Fishing Permits	27,485.00	13,000.00	14,485.00	74,655.05	78,000.00	(3,344.95)	156,000.00
44010 - Boat Permits	2,420.00	750.00	1,670.00	7,085.00	4,500.00	2,585.00	9,000.00
44100 - Weed Control	-	41.67	(41.67)	-	250.02	(250.02)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	199.98	(199.98)	400.00
44300 - Other-DPE (Seed/Fertilizer)	1,608.00	291.67	1,316.33	5,372.00	1,750.02	3,621.98	3,500.00
Total Property & Environment Income	31,513.00	14,116.67	17,396.33	87,112.05	84,700.02	2,412.03	169,400.00
Community Lifestyle Income							
46000 - Community Activities	60.00	500.00	(440.00)	695.00	1,400.00	(705.00)	4,000.00
46100 - Newsletter Advertising	-	-	-	500.00	2,000.00	(1,500.00)	8,000.00
46200 - Rent-Clubhouse	679.00	1,000.00	(321.00)	3,662.00	3,560.00	102.00	7,500.00
46210 - Kitchen Rental	-	200.00	(200.00)	-	200.00	(200.00)	500.00
46220 - Accessory Rental-Tablecloths	-	100.00	(100.00)	-	100.00	(100.00)	250.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46230 - Clubhouse Cleaning	-	300.00	(300.00)	-	300.00	(300.00)	900.00
46300 - Vista Garden Income	63.00	375.00	(312.00)	1,115.00	1,500.00	(385.00)	3,000.00
Total Community Lifestyle Income	802.00	2,475.00	(1,673.00)	5,972.00	9,060.00	(3,088.00)	24,150.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	37,523.00	29,000.00	8,523.00	164,467.83	164,000.00	467.83	269,694.00
48100 - Sponsored Guest-Amenities	5.00	-	5.00	5.00	-	5.00	-
48200 - Timeshare Owners-Amenities	-	52,994.00	(52,994.00)	105,987.00	105,987.00	-	211,974.00
48300 - Sponsored Events/Programs	1,705.00	2,000.00	(295.00)	8,313.00	9,350.00	(1,037.00)	15,254.00
48400 - Rental Income	236.50	450.00	(213.50)	1,451.01	1,900.00	(448.99)	4,000.00
48500 - Retail	67.31	500.00	(432.69)	1,177.67	1,400.00	(222.33)	3,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	95.00	-	95.00	5,981.00	-	5,981.00	-
Total Recreation Amenities Income	39,631.81	84,944.00	(45,312.19)	287,382.51	282,637.00	4,745.51	504,422.00
Total Operating Income	112,016.75	135,475.00	(23,458.25)	2,233,114.75	2,203,048.00	30,066.75	2,650,632.00

Operating Expense

Admin Service Expense

50000 - Payroll-Admin	29,379.96	30,967.92	1,587.96	170,769.58	185,807.52	15,037.94	371,615.00
50010 - Payroll-Overtime-Admin	-	83.33	83.33	87.90	499.98	412.08	1,000.00
50020 - Payroll Taxes-Admin	2,478.40	2,500.00	21.60	15,430.68	15,000.00	(430.68)	30,000.00
50100 - Health Insurance-Admin	4,970.45	5,104.17	133.72	34,793.15	35,729.15	936.00	61,250.00
50110 - Dental Insurance-Admin	-	341.67	341.67	2,031.66	2,050.02	18.36	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	296.28	300.00	3.72	600.00
50130 - SAR-SEP-Admin	1,504.21	1,416.67	(87.54)	8,913.91	8,500.02	(413.89)	17,000.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	9,800.00	8,400.00	(1,400.00)	16,800.00
50150 - Insurance-Workers Comp-Admin	148.56	125.00	(23.56)	993.32	750.00	(243.32)	1,500.00
50160 - Life Insurance-All	196.78	200.00	3.22	1,180.68	1,200.00	19.32	2,400.00
50190 - Payroll-Paychex	851.79	750.00	(101.79)	3,667.04	4,500.00	832.96	9,000.00
50195 - Misc (Admin Cafeteria Plan)	112.00	133.33	21.33	523.00	799.98	276.98	1,600.00
50200 - Office Supplies	352.84	583.33	230.49	2,818.43	3,499.98	681.55	7,000.00
50250 - Software Expense	2,233.00	2,291.67	58.67	16,757.12	13,750.02	(3,007.10)	27,500.00
50251 - Office Equip Repair/Tech Help	901.64	916.67	15.03	7,248.43	5,500.02	(1,748.41)	11,000.00
50260 - Equipment Leases	-	250.00	250.00	1,089.52	1,500.00	410.48	3,000.00
50300 - Postage	1,559.99	916.67	(643.32)	6,442.52	5,500.02	(942.50)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	250.02	250.02	500.00
50320 - Copies/Printing	-	83.33	83.33	-	499.98	499.98	1,000.00
50400 - Dues & Fees	-	145.83	145.83	284.00	874.98	590.98	1,750.00
50410 - Education-Seminars	-	708.33	708.33	3,980.01	4,249.98	269.97	8,500.00
50420 - Subscriptions	-	22.92	22.92	35.00	137.52	102.52	275.00
50500 - Gas/Mileage	-	16.67	16.67	-	100.02	100.02	200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50700 - Board Meetings/Discretionary	58.50	100.00	41.50	256.56	600.00	343.44	1,200.00
50710 - Online Elections	-	1,333.33	1,333.33	-	7,999.98	7,999.98	16,000.00
50900 - Misc. & Contingency	22.53	83.33	60.80	701.80	499.98	(201.82)	1,000.00
50950 - Advertisement	-	83.33	83.33	299.50	499.98	200.48	1,000.00
51000 - Audit	-	2,166.67	2,166.67	12,500.00	13,000.02	500.02	26,000.00
51100 - Legal	-	4,166.67	4,166.67	44,574.49	25,000.02	(19,574.47)	50,000.00
51200 - Legal-Collections	78.00	2,083.33	2,005.33	29,005.78	12,499.98	(16,505.80)	25,000.00
51201 - Legal-Collections-billed	(9,373.52)	-	9,373.52	(29,320.49)	-	29,320.49	-
51500 - Property Taxes	-	208.33	208.33	66.32	1,249.98	1,183.66	2,500.00
51510 - Income Tax	-	-	-	-	3,900.00	3,900.00	3,900.00
52000 - Insurance Deductibles	-	83.33	83.33	-	499.98	499.98	1,000.00
52010 - Master Insurance	-	-	-	46,919.15	50,000.00	3,080.85	70,000.00
53000 - Bank Charges	(10.00)	41.67	51.67	75.00	250.02	175.02	500.00
53010 - Credit Card Charges	1,458.97	1,166.67	(292.30)	6,221.00	7,000.02	779.02	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	49.98	49.98	100.00
53030 - Delinquent Account Expenses	400.00	1,666.67	1,266.67	400.00	10,000.02	9,600.02	20,000.00
Total Admin Service Expense	38,773.48	62,240.84	23,467.36	398,841.34	432,449.17	33,607.83	820,790.00
Community Standards Expense							
60000 - Payroll-DCS	25,743.11	23,916.08	(1,827.03)	137,578.58	143,496.48	5,917.90	286,993.00
60010 - Payroll-Overtime-DCS	96.96	250.00	153.04	664.15	1,500.00	835.85	3,000.00
60020 - Payroll Taxes-DCS	2,179.57	1,916.67	(262.90)	12,393.69	11,500.02	(893.67)	23,000.00
60100 - Health Insurance-DCS	3,398.60	3,925.00	526.40	23,790.20	27,475.00	3,684.80	47,100.00
60110 - Dental Insurance-DCS	-	316.67	316.67	1,850.88	1,900.02	49.14	3,800.00
60120 - Vision Insurance-DCS	51.28	41.92	(9.36)	260.63	251.52	(9.11)	503.00
60130 - SAR-SEP-DCS	1,138.56	1,041.67	(96.89)	5,122.90	6,250.02	1,127.12	12,500.00
60140 - HRA-Health Reimbursement-DCS	1,200.00	1,000.00	(200.00)	6,000.00	6,000.00	-	12,000.00
60150 - Insurance-Workers Comp-DCS	405.10	333.33	(71.77)	2,714.31	1,999.98	(714.33)	4,000.00
60200 - Office/Field Supplies/Expenses	-	427.00	427.00	282.36	2,227.00	1,944.64	4,500.00
60230 - Uniforms	-	47.00	47.00	-	247.00	247.00	500.00
60310 - DCS Copier	442.82	516.67	73.85	3,109.57	3,100.02	(9.55)	6,200.00
60320 - Printing Decs & Maps	-	133.33	133.33	295.69	799.98	504.29	1,600.00
60410 - Professional Fees	-	47.00	47.00	-	247.00	247.00	500.00
60430 - Training	-	125.00	125.00	69.00	750.00	681.00	1,500.00
60500 - DCS Vehicle Gas	247.10	208.33	(38.77)	754.69	1,249.98	495.29	2,500.00
60530 - Vehicle Exp-Sport S 63	-	62.50	62.50	414.73	375.00	(39.73)	750.00
60540 - Vehicle Exp-Sport SL 29	-	62.50	62.50	386.41	375.00	(11.41)	750.00
60700 - ECC Expenses	-	94.00	94.00	-	494.00	494.00	1,000.00
60900 - Contingency	-	47.00	47.00	-	247.00	247.00	500.00
60910 - Capital Expenditures	-	188.00	188.00	-	988.00	988.00	2,000.00
60930 - Community Enhancement	-	2,916.67	2,916.67	8,187.63	17,500.02	9,312.39	35,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Community Standards Expense	34,903.10	37,616.34	2,713.24	203,875.42	228,973.04	25,097.62	450,196.00
Property & Environment Expense							
61000 - Payroll-DPE	33,245.73	28,937.92	(4,307.81)	164,840.11	173,627.52	8,787.41	347,255.00
61010 - Payroll-Overtime-DPE	210.03	416.67	206.64	2,383.01	2,500.02	117.01	5,000.00
61020 - Payroll Taxes-DPE	2,821.92	2,333.33	(488.59)	14,965.06	13,999.98	(965.08)	28,000.00
61100 - Health Insurance-DPE	4,248.25	4,375.00	126.75	29,737.75	30,625.00	887.25	52,500.00
61110 - Dental Insurance-DPE	-	375.00	375.00	2,209.02	2,250.00	40.98	4,500.00
61120 - Vision Insurance-DPE	54.58	54.58	-	336.89	327.48	(9.41)	655.00
61130 - SAR-SEP-DPE	873.05	833.33	(39.72)	4,958.80	4,999.98	41.18	10,000.00
61140 - HRA-Health Reimbursement-DPE	1,000.00	1,000.00	-	6,800.00	6,000.00	(800.00)	12,000.00
61150 - Insurance-Workers Comp-DPE	736.08	500.00	(236.08)	4,913.02	3,000.00	(1,913.02)	6,000.00
61200 - Office/Field Supplies	-	41.67	41.67	23.17	250.02	226.85	500.00
61210 - Tools, Supplies Expense	676.57	666.67	(9.90)	2,895.91	4,000.02	1,104.11	8,000.00
61220 - Janitorial Supplies	-	250.00	250.00	787.72	1,500.00	712.28	3,000.00
61230 - Uniforms	-	125.00	125.00	-	750.00	750.00	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	-	750.00	750.00	1,500.00
61350 - Enforcement/Signage	163.75	1,000.00	836.25	6,513.17	4,500.00	(2,013.17)	10,000.00
61351 - Roadside Cleanup/Adopt a Street	-	50.00	50.00	100.00	150.00	50.00	300.00
61352 - Signage	-	500.00	500.00	-	1,250.00	1,250.00	2,000.00
61410 - Seminars/Training/CE	-	125.00	125.00	370.00	750.00	380.00	1,500.00
61500 - Vehicle-Gas	877.89	1,118.75	240.86	4,445.80	6,712.50	2,266.70	13,425.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	65.26	499.98	434.72	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	1,654.51	1,500.00	(154.51)	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	-	125.00	125.00	-	750.00	750.00	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	338.05	750.00	411.95	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	564.37	125.00	(439.37)	1,238.67	750.00	(488.67)	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	275.96	750.00	474.04	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	250.02	250.02	500.00
61590 - Kubota Tractor 2014	-	208.33	208.33	490.73	1,249.98	759.25	2,500.00
61600 - Facilities Maintenance	690.18	583.33	(106.85)	1,813.02	3,499.98	1,686.96	7,000.00
61601 - Equipment Maintenance	13.55	375.00	361.45	975.70	2,250.00	1,274.30	4,500.00
61602 - Trailer Maintenance	452.02	83.33	(368.69)	832.75	499.98	(332.77)	1,000.00
61603 - Boating Improvements	(50.00)	1,000.00	1,050.00	662.11	1,500.00	837.89	4,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	108.29	1,000.00	891.71	2,592.04	5,000.00	2,407.96	10,000.00
61605 - Fence Maint & Construction	-	208.33	208.33	257.10	1,249.98	992.88	2,500.00
61606 - Parks & Trails Expense	-	416.67	416.67	957.86	2,500.02	1,542.16	5,000.00
61610 - Consulting	-	250.00	250.00	-	1,250.00	1,250.00	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	-	1,249.98	1,249.98	2,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61620 - Fire Mitigation	3,466.54	1,916.67	(1,549.87)	6,003.82	11,500.02	5,496.20	23,000.00
61630 - Grass Seed/Fertilizer	2,403.73	500.00	(1,903.73)	6,436.48	2,000.00	(4,436.48)	3,500.00
61631 - Insect, Disease & Noxious Weeds	-	500.00	500.00	126.50	1,500.00	1,373.50	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	499.98	499.98	1,000.00
61633 - Weeds & Algae Control	2,595.60	2,083.33	(512.27)	10,154.51	12,499.98	2,345.47	25,000.00
61640 - Porta Potties	260.40	583.33	322.93	3,896.00	3,499.98	(396.02)	7,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	5,000.00	2,500.02	(2,499.98)	5,000.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	391.54	499.98	108.44	1,000.00
61900 - Misc & Contingency	-	-	-	10.69	-	(10.69)	-
61910 - Common Area Improvements-Repairs-Equip	-	500.00	500.00	901.25	2,000.00	1,098.75	5,000.00
61960 - Stocking & Food Chain	22,712.50	8,666.67	(14,045.83)	67,187.50	52,000.02	(15,187.48)	104,000.00
Total Property & Environment Expense	78,125.03	63,369.57	(14,755.46)	358,541.48	371,942.42	13,400.94	736,135.00
Community Lifestyle Expense							
62250 - Website-Front Steps	257.69	341.67	83.98	1,768.67	2,050.02	281.35	4,100.00
62320 - Newsletter Prep/Printing/Postage	7,137.87	-	(7,137.87)	12,070.87	14,000.00	1,929.13	28,000.00
62800 - Community Activities & Events	-	250.00	250.00	1,291.14	3,250.00	1,958.86	20,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	250.02	250.02	500.00
62820 - Facilities-Clubhouse	46.39	208.33	161.94	540.46	1,249.98	709.52	2,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	750.00	750.00	1,500.00
62840 - Landscaping Clubhouse	-	41.67	41.67	-	250.02	250.02	500.00
62940 - Community Garden	125.48	375.00	249.52	1,422.54	1,500.00	77.46	3,000.00
Total Community Lifestyle Expense	7,567.43	1,383.34	(6,184.09)	17,093.68	23,300.04	6,206.36	60,100.00
Recreation Amenities Expense							
63000 - Payroll-DRA	29,015.42	23,988.42	(5,027.00)	152,559.18	143,930.52	(8,628.66)	287,861.00
63010 - Payroll-Overtime-DRA	15.80	83.33	67.53	142.17	499.98	357.81	1,000.00
63020 - Payroll Taxes-DRA	2,448.74	1,933.33	(515.41)	13,681.98	11,599.98	(2,082.00)	23,200.00
63100 - Health Insurance-DRA	2,548.95	2,625.00	76.05	17,842.65	18,375.00	532.35	31,500.00
63110 - Dental Insurance-DRA	-	216.67	216.67	1,286.88	1,300.02	13.14	2,600.00
63120 - Vision Insurance-DRA	35.76	37.50	1.74	214.56	225.00	10.44	450.00
63130 - SAR-SEP-DRA	400.27	391.67	(8.60)	1,483.62	2,350.02	866.40	4,700.00
63140 - HRA-Health Reimbursement-DRA	600.00	600.00	-	4,200.00	3,600.00	(600.00)	7,200.00
63150 - Insurance-Workers Comp-DRA	235.26	166.67	(68.59)	1,576.35	1,000.02	(576.33)	2,000.00
63200 - Supplies-Building	326.54	279.00	(47.54)	3,497.90	5,022.00	1,524.10	8,500.00
63210 - Supplies-Programs	319.79	1,650.00	1,330.21	3,564.36	6,850.00	3,285.64	10,000.00
63220 - Janitorial/Housekeeping	-	166.67	166.67	1,397.07	1,000.02	(397.05)	2,000.00
63230 - Uniforms	-	200.00	200.00	-	600.00	600.00	1,000.00
63250 - EZ Facility Software	588.88	395.83	(193.05)	3,270.88	2,374.98	(895.90)	4,750.00
63251 - Tech Help	-	41.67	41.67	-	250.02	250.02	500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63320 - Office Supplies/Printing	-	86.00	86.00	1,461.28	1,544.00	82.72	2,500.00
63400 - Dues/Subscriptions	-	20.83	20.83	80.00	124.98	44.98	250.00
63410 - Seminars/Training	-	550.00	550.00	681.00	1,100.00	419.00	2,200.00
63600 - Maintenance Building	144.72	1,500.00	1,355.28	3,764.40	9,000.00	5,235.60	18,000.00
63601 - Maintenance-Grounds & Parking	395.02	400.00	4.98	605.74	1,500.00	894.26	3,000.00
63602 - Maintenance-Pool	255.74	1,250.00	994.26	8,698.80	7,500.00	(1,198.80)	15,000.00
63800 - Pagosa Springs Porpoises Swim	634.00	83.33	(550.67)	3,007.99	499.98	(2,508.01)	1,000.00
63810 - Swim Lesson Expense	-	-	-	860.00	-	(860.00)	-
63900 - Misc & Contingency	-	41.67	41.67	-	250.02	250.02	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	345.87	2,500.02	2,154.15	5,000.00
63920 - Merchandise	-	166.67	166.67	280.84	1,000.02	719.18	2,000.00
64010 - Utilities-Gas Rec	-	2,500.00	2,500.00	22,319.70	19,000.00	(3,319.70)	38,000.00
64020 - Utilities-Electric Rec	3,341.78	3,000.00	(341.78)	17,180.37	18,000.00	819.63	36,000.00
64030 - Utilities-Water Rec	575.19	625.00	49.81	3,033.87	3,750.00	716.13	7,500.00
64040 - Utilities-Waste Control Rec	115.58	108.33	(7.25)	1,001.20	649.98	(351.22)	1,300.00
64060 - Utilities-Alarm Rec	-	208.33	208.33	577.00	1,249.98	672.98	2,500.00
64070 - Utilities-TV-Telephone Rec	202.00	500.00	298.00	2,002.30	3,000.00	997.70	6,000.00
75050 - Irrigation Water	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
Total Recreation Amenities Expense	42,199.44	44,399.26	2,199.82	270,617.96	270,646.56	28.60	530,011.00
Utilities Expense							
70010 - Gas Admin	-	166.67	166.67	1,287.76	1,000.02	(287.74)	2,000.00
70020 - Electric Admin	(3,415.41)	333.33	3,748.74	(1,837.83)	1,999.98	3,837.81	4,000.00
70030 - Water Admin	166.83	341.67	174.84	633.93	2,050.02	1,416.09	4,100.00
70040 - Waste Control Admin	-	175.00	175.00	885.81	1,050.00	164.19	2,100.00
71010 - Gas Shop	-	183.33	183.33	1,520.09	1,099.98	(420.11)	2,200.00
71020 - Electric Shop	-	166.67	166.67	931.21	1,000.02	68.81	2,000.00
71030 - Water Shop	65.25	100.00	34.75	326.28	400.00	73.72	800.00
71040 - Waste Shop	-	141.67	141.67	794.38	850.02	55.64	1,700.00
72010 - Gas Clubhouse	-	333.33	333.33	2,854.24	1,999.98	(854.26)	4,000.00
72020 - Electric Clubhouse	-	166.67	166.67	596.09	1,000.02	403.93	2,000.00
72030 - Water Clubhouse	93.45	300.00	206.55	371.37	700.00	328.63	2,000.00
73000 - Cellular Phones	162.99	250.00	87.01	1,567.68	1,500.00	(67.68)	3,000.00
73010 - Telephone-All Depts Except Rec	361.41	541.67	180.26	2,167.98	3,250.02	1,082.04	6,500.00
74000 - Street Lights	-	133.33	133.33	604.74	799.98	195.24	1,600.00
74010 - Water Other Assoc Lots	-	33.33	33.33	160.80	199.98	39.18	400.00
74020 - Aerator	-	916.67	916.67	6,021.90	5,500.02	(521.88)	11,000.00
74030 - Internet	345.38	333.33	(12.05)	1,954.81	1,999.98	45.17	4,000.00
Total Utilities Expense	(2,220.10)	4,616.67	6,836.77	20,841.24	26,400.02	5,558.78	53,400.00
Total Operating Expense	199,348.38	213,626.02	14,277.64	1,269,811.12	1,353,711.25	83,900.13	2,650,632.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Operating Income (Loss)	(87,331.63)	(78,151.02)	(9,180.61)	963,303.63	849,336.75	113,966.88	-

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Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
80000 - Reserve-Restricted	-	-	-	366,000.00	366,000.00	-	366,000.00
Total Reserve Income	-	-	-	366,000.00	366,000.00	-	366,000.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	-	-	-	54,000.00	(54,000.00)	54,000.00
81900 - Interest-Reserve	4,198.52	-	4,198.52	10,228.92	-	10,228.92	-
Total Trails Maintenance Income	4,198.52	-	4,198.52	10,228.92	54,000.00	(43,771.08)	54,000.00
Total Reserve Income	4,198.52	-	4,198.52	376,228.92	420,000.00	(43,771.08)	420,000.00
Reserve Expense							
Admin Service Expense							
53000 - Bank Charges	20.00	-	(20.00)	20.00	-	(20.00)	-
Total Admin Service Expense	20.00	-	(20.00)	20.00	-	(20.00)	-
Reserve Expense							
84001 - Exercise Equipment	-	-	-	51,034.32	57,475.00	6,440.68	57,475.00
84013 - Renovate Locker Rooms - Rec Center	710.86	-	(710.86)	64,317.73	78,375.00	14,057.27	78,375.00
84014 - Replace Air Unit - Rec Center	16,966.50	-	(16,966.50)	18,509.00	-	(18,509.00)	-
84019 - Greenbelt Fire Mitigation	-	73,150.00	73,150.00	-	73,150.00	73,150.00	73,150.00
84020 - Paint & siding - Clubhouse	-	-	-	-	9,985.00	9,985.00	9,985.00
84021 - Exterior - Shop	-	-	-	-	-	-	6,019.00
84022 - Replace Plow	-	-	-	-	8,360.00	8,360.00	8,360.00
84023 - Replace Mailbox - Reserves	11,350.00	-	(11,350.00)	18,131.00	-	(18,131.00)	43,472.00
84024 - Crawl Space Renovation	-	-	-	23,677.38	-	(23,677.38)	31,350.00
Total Reserve Expense	29,027.36	73,150.00	44,122.64	175,669.43	227,345.00	51,675.57	308,186.00
Total Reserve Expense	29,047.36	73,150.00	44,102.64	175,689.43	227,345.00	51,655.57	308,186.00
Net Reserve Income (Loss)	(24,848.84)	(73,150.00)	48,301.16	200,539.49	192,655.00	7,884.49	111,814.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Capital Income							
Capital Improvement Income							
90000 - Capital Improvement Income	-	-	-	313,740.00	313,740.00	-	313,740.00
91900 - Interest-Capital Fund	2,782.58	-	2,782.58	5,448.98	-	5,448.98	-
Total Capital Improvement Income	2,782.58	-	2,782.58	319,188.98	313,740.00	5,448.98	313,740.00
Total Capital Income	2,782.58	-	2,782.58	319,188.98	313,740.00	5,448.98	313,740.00
Capital Expense							
Capital Improvement Expense							
95005 - Improve Lake Facilities	554.50	5,000.00	4,445.50	20,284.90	30,000.00	9,715.10	60,000.00
95007 - Mailbox Improvements	-	-	-	8,000.00	-	(8,000.00)	-
95009 - Parking Lot - Rec Center	-	12,500.00	12,500.00	1,792.00	75,000.00	73,208.00	150,000.00
95010 - NVL Trail	-	20,000.00	20,000.00	-	120,000.00	120,000.00	240,000.00
Total Capital Improvement Expense	554.50	37,500.00	36,945.50	30,076.90	225,000.00	194,923.10	450,000.00
Total Capital Expense	554.50	37,500.00	36,945.50	30,076.90	225,000.00	194,923.10	450,000.00
Net Capital Income (Loss)	2,228.08	(37,500.00)	39,728.08	289,112.08	88,740.00	200,372.08	(136,260.00)

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Settlement Income							
41910 - Interest - Settlement	281.98	-	281.98	810.57	-	810.57	-
Total Settlement Income	281.98	-	281.98	810.57	-	810.57	-
Total Settlement Income	281.98	-	281.98	810.57	-	810.57	-
Net Settlement Income (Loss)	281.98	-	281.98	810.57	-	810.57	-
Net Total	(109,670.41)	(188,801.02)	79,130.61	1,453,765.77	1,130,731.75	323,034.02	(24,446.00)

DEPARTMENT OF PROPERTY AND ENVIRONMENT

JULY, 2023 BOARD REPORT

By Larry D. Lynch

- Lakes and Fisheries** – We are heading into the heat of summer here in early July and water temps are warming up. We have seen some minor to mid-level algae issues in the lakes and have been treating weekly as necessary to reduce it. Overall the lakes are in good condition, still at full capacity with continued water from the Dutton pipeline feeding the system and we see good control on our early season aquatic weed control application areas, very little aquatic weed issues this year. PAWSD estimates that we will lose the Dutton water in the coming days however. The lakes were stocked for a second time in late June with several thousand pounds of rainbow trout and the fishing has been good over the past few weeks, I do anticipate though that the trout fishing will slow a bit as we head into the warm part of the summer and the trout will go deep to stay cool.
- DPE Projects-** The DPE crew excavated the foundation hole for the new vaulted toilet building at the Hatcher Piedra boat ramp area, 12 X 6 X 4 foot sized hole. The new vaulted restroom should be coming in sometime this month. The crew also continued to work on some older sections of National Forest boundary fence line in June, the cattle arrived mid-June. The fence drops into 3 sections of steep canyons and difficult country at times. A new pullout and concrete pad was built at Sweetwater Dr for new mailboxes in late June and we should have new boxes and a paved pullout completed this month. We will also be constructing and installing a new floating dock at the Hatcher Lake jetty area this month, the dock will include a gangway, anchoring and railing and will provide a nice new fishing platform on the west side of the lake. We continue to run the chipper early in the week and the last couple of weeks the loads have increased possibly due to fire activity in the area and folks wanting to make sure brush and limbs are being cleared where needed. We also have been working on quite a bit of grounds and lawn maintenance and improvement projects including irrigation system modifications and repairs, new landscaping work at the Rec Center and mowing around dams, lakes and park areas. Additionally, all of the pedestrian trail shoulders were mowed late in June with the tractor mounted flail mower. New metal stairs were fabricated and installed by the DPE crew at the Lake Pagosa dock at the dam last month.
- Rec Center HVAC** – Allen and I have been in discussion with JITTA contracting services out of Durango on a possible General Contractor type management of the HVAC system at the Rec Center. Tony Haschke of SGM, the project mechanical engineer, and Garrhs of Durango, a potential HVAC company bidder, have recommended that a GC be involved

to coordinate this project. The project will require several trades to be involved and coordinated including HCAC company, electrician, plumber, framer and concrete. The potential GC agreement would involve a simple cost-plus arrangement. The GC in essence would be coordinating and providing bids of each component to the Association.

4. **Weed Control** – I have been very active with noxious weed control this summer, working around the lakes and common areas, trails and Association properties. Additionally, I have been assisting a number of owners who need help on their property controlling noxious weeds including thistle, leafy spurge, white top and knapweed. This summer I have seen a large infestation of yellow clover in the community, it's fairly heavy in some areas including the road ditches and various areas in the community. I believe it was just a perfect storm of conditions including a wet winter and spring. The yellow clover is an annual, some years it is not bad and other years it is, not considered a noxious weed, just a garden variety weed. This year it is everywhere and a bit of an eyesore. It should be losing its yellow flowers in a few weeks and start going down in late August as an annual type weed. Not much can be done about it right now other than mowing and most of it is in the road right-of way and on private properties.



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

Attendance report for June	2023
Timeshare Sign Ins	3,299
Member Sign Ins	6,038
Total User Attendance	9,337
Programs and Activities Attendance	
All programs in Aerobics Room	215
Water Aerobics	201
Racquetball	162
Basketball	111
Lap Lane	876

Manager's Summary:

- June was a busy month. In June of 2022 we had a total attendance of 8,783. Out of the 8,873 check-ins, 3,439 were Wyndham guests and 5,344 being PLPOA Residents. This year we had a total of 9,337 check-ins for the month of June. Out of the 9,337 check-ins, 3,299 were Wyndham guests and 6,038 were PLPOA Residents.
- This is the first summer the PLPOA Rec has run its own learn to swim program. So far it has been very popular. With starting swim lessons in May of this year, we have had 85 total kids and have made a total of \$3,215. This has been a great program and resource for our PLPOA community.
- Camp 9-1-1 was a big hit. We had 55 kids in the program. Next year we will expand the age range just a little and were going to see if we can get more local business to help out.
- Swim Team season is about over. This has been another program that has had a strong following. We can honestly say, 99% of our team has never swam competitively before. Even though there was a learning curve, we swam very competitively and made huge improvements each meet. There are 20 kids on the team and we made \$4,650.
- We have had two people stepdown from the Rec Committee. We are looking to fill two positions.

Maintenance/Supervision:

- Chris and I have begun our summer lawn maintenance
- Larry Crew did a great job with the new landscaping around the front entrance to the building and walkway.
- Things are running good at the rec center. We have not had many issues.
- Several new Cardio machines have arrived, been assembled and placed on the cardio floor. Two new Cybex recumbent bikes and one new Cybex treadmill.

- Continued preventative maintenance on all weight and cardio equipment is ongoing.
- Crawl space restoration will be starting 4/6/2023. Most of the crawl space has been cleaned up along with some leaks that have been fixed.

Programs:

- I'm currently working with a few local bike shops about putting on a bike rodeo for youth ages. This event will go over bike safety, how to ride on different terrains and will cover basic bike repairs.
- Family Summer Nights will begin 6/8 at 6pm at the rec. From 6pm to 7:30pm we will have corn hole, horse shoes, pickleball and volleyball set up. Starting at 7:30pm. We also have a food truck coming in that night as well. The next Summer Night will be 7/11.
- Walking group is another very popular program. We have walked most trails at gate 5, Coyote Hill, The Ice Caves and etc. We will continue until the first week of October.
- Pickle Ball lessons are now available at the rec center. They are held on Tuesday mornings and they will go until the last Tuesday in July.

June 2023, Department of Community Standards Report

By Keith Cramer

- There are 48 open violations, as of July 5th.
- We have opened 34 & closed 15 violations this past month. Compliance has been achieved.
- There are 341 current open project permits as of July 5th.
- There were 54 Short Term Rental applications submitted since June 1st.
 - 0 new owners of existing Short Term Rental properties.
 - 16 annual renewals of existing registered STR properties.
 - 38 new registrations of STR properties not previously registered.

Violations open as of 7/5/23

XN	Details	Property Address
185146	Architectural - Storage of Construction Materials - D6. Construction Material / Equipment Storage	
185147	Unsightly - Tires - F 9. Property Maintenance	
185148	Unsightly - Improper Storage of Household Furniture - F 9. Property Maintenance	
185153	Unsightly - Improper Storage of Appliances - F 9. Property Maintenance	
185220	Vacation Rentals - Failure to Register -	
189362	Recreational Vehicles -	
189363	Vehicle Parking - Parking in the Grass	
189364	Vehicle Parking - Inoperable Vehicle	
189365	Landscaping - General Yard Maintenance	
189368	Unsightly - General	
189366	Rubbish and Debris - General	
189433	Building / Construction - Project Permit Process Violation	
110457	Land and Structures - Unauthorized Dwelling	
176326	Parking - Parking in the Grass - E 4. Parking	
193914	Building / Construction - Expired Permit	
35699	Building / Construction - Deviating From Plans - D7. ECC Approval for Modifications	
193973	Building / Construction - Project Permit Process Violation	
198585	Rubbish and Debris - Overflowing Trash Receptacle	
198586	Vacation Rentals - Sight/Sound/Smell	
198587	Unsightly - Improper Storage of Miscellaneous - Mattresses	
198588	Parking - Parking in the Grass	
198591	Parking - Parking in the Grass	
198592	Building / Construction - Project Permit Process Violation	
198593	Unsightly - Improper Storage of Appliances	
198594	Landscaping - General Yard Maintenance	
198604	Land Use and Improvements - Campers & RVs	
198590	Landscaping - General Yard Maintenance	
184668	Building / Construction - Project Permit Process Violation - D 1. Permit Required for Improvements	
198654	Building / Construction - Project Permit Process Violation	
198655	Hazardous Activities - Trespass -	
198656	Vehicle Parking - Parking in the Grass	
198659	Repetative Nuisance -	
185152	Signs - Advertising - F4. Signs / Advertising -	
198690	Landscaping - General Yard Maintenance - PLPOARonald D Russell214 Midiron AveCourtesy notification of violation -	
198697	Landscaping - General Yard Maintenance -	
198715	Landscaping - General Yard Maintenance -	
198716	Parking - Parking in the Grass	
198717	Rubbish and Debris - Overflowing Trash Receptacle -	
198718	Unsightly - Improper Storage of Miscellaneous	
198589	Building / Construction - Project Permit Process Violation Violation of the Project Agreement/PPP - garage 1st -	
160094		
180583	Maintenance - Structural - F 9. Property Maintenance	
193883	Rubbish and Debris - Construction Material - F9. Property Maintenance	
211560	Landscaping - General Yard Maintenance - Property needs mowed & maintained.	
184667	Building / Construction - Project Permit Process Violation - D 1. Permit Required for Improvements	
219612	Vacation Rentals - Parking - F23.	
180517	Building / Construction - Project Permit Process Violation -	
198729	Building / Construction - Expired Permit	

Violations opened between 6/1/23 through 7/5/23

XN	Step	Details	Property Address
189362	Notice of Violation	Recreational Vehicles -	
189363	Notice of Violation	Vehicle Parking - Parking in the Grass	
189364	Notice of Violation	Vehicle Parking - Inoperable Vehicle	
189365	Notice of Violation	Landscaping - General Yard Maintenance -	
189366	Notice of Violation	Rubbish and Debris - General	
189368	Notice of Violation	Unightly - General	
189433	Courtesy Notice	Building / Construction	
193883	Notice of Violation	Rubbish and Debris - Construction Material	
193914	Notice of Violation	Building / Construction - Expired Permit -	
193973	Notice of Violation	Building / Construction - Project Permit Process Violation -	
198585	Courtesy Notice	Rubbish and Debris - Overflowing Trash Receptacle	
198586	Courtesy Notice	Vacation Rentals - Sight/Sound/Smell	
198587	Courtesy Notice	Unightly - Improper Storage of Miscellaneous - Mattresses	
198588	Courtesy Notice	Parking - Parking in the Grass -	
198589	Notice of Violation	Building / Construction - Project Permit Process Violation	
198590	Courtesy Notice	Landscaping - General Yard Maintenance	
198591	Courtesy Notice	Parking - Parking in the Grass	
198592	Courtesy Notice	Building / Construction - Project Permit Process Violation -	
198593	Courtesy Notice	Unightly - Improper Storage of Appliances	
198594	Courtesy Notice	Landscaping - General Yard Maintenance -	
198604	Courtesy Notice	Land Use and Improvements - Campers & RVs -	
198654	Notice of Violation	Building / Construction - Project Permit Process Violation -	
198655	Notice of Violation	Hazardous Activities - Trespass	
198656	Notice of Violation	Vehicle Parking - Parking in the Grass	
198659	Notice of Violation	Repetative Nuisance -	
198690	Courtesy Notice	Landscaping - General Yard Maintenance -	
198697	Courtesy Notice	Landscaping - General Yard Maintenance -	
198715	Courtesy Notice	Landscaping - General Yard Maintenance -	
198716	Courtesy Notice	Parking - Parking in the Grass	
198717	Courtesy Notice	Rubbish and Debris - Overflowing Trash Receptacle	
198718	Courtesy Notice	Unightly - Improper Storage of Miscellaneous	
198729	Notice of Violation	Building / Construction - Expired Permit	
211560	Courtesy Notice	Landscaping - General Yard Maintenance	
219612	Notice of Violation for Vac	Vacation Rentals - Parking -	

Violations closed from 6/1/23 through 7/5/23

XN	Step	Due Date	Details	Property Address
189376	Resolved	7/6/2023	Vacation Rentals - Parking -	
189377	Resolved	6/20/2023	Architectural - Changing Grade By More Than 12"	
190050	Resolved	7/9/2023	Vehicle Parking - Parking in the Grass -	
193830	Resolved	6/27/2023	Vehicle Parking - Parking in the Grass	
193846	Resolved		Building / Construction -	
193847	Resolved	7/13/2023	Building / Construction - Expired Permit	
193913	Resolved	6/29/2023	Landscaping - General Yard Maintenance	
198691	Resolved	7/7/2023	Landscaping - General Yard Maintenance -	
219626	Resolved		Vacation Rentals - Bag Limits -	
189272	Closed	6/9/2023	Hazardous Activities - Obnoxious Offensive or Illegal Activity -	
189316	Closed		Vacation Rentals - Swimming -	
189317	Closed		Vacation Rentals - Boating/Fishing -	
189318	Closed		Vacation Rentals - Boating/Fishing	
189319	Closed		Vacation Rentals - Swimming	
189321	Closed		Vacation Rentals - Trespassing	

DRAFT

**Pagosa Lakes Property Owners Association
Lifestyle and Communications Report
July 15, 2023
Jenifer Pitcher**

TECH/communications:

- **WEBSITE LUANCH – working out the kinks before sending out invites**
- **Election**

Lifestyle:

- **UPCOMING LIFESTYLE OFFERINGS, EVENTS & HAPPENINGS**
 - Laser Light Shows: July 14, Aug 11
 - Ecstatic Dance: July 23, Aug 18
 - 7/29 Owner Appreciation BBQ
 - 8/19 What'SUP triathlon
 - 9/16 Patsy Cline Tribute
 - 9/20 Fall Flea Market

PLPOA Vets Conference Room, PLPOA Outdoors Availability Jul 2023 (Mountain Time - Denver)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
25	26	27	28	29	30	1
None - Meeting	8:30am - Live Dancing 9am - Canada - North 11:30am - Card Group 5:30pm - ZUMBA	8:30am - Tai Chi with 9am - Outdoors House 11:30am - Card Group 5:30pm - ZUMBA	8am - Advanced Line 9am - Canada - North 4pm - Board	Candidates Focus 8:30am - Tai Chi Club 10am - Outdoors House 11:30am - Card Group	11am - Outdoor Yoga w/ 11:30am - Card Group 11am - Reservoir for sale	Private rental
2	3	4	5	6	7	8
HOLD FOR CLEANING	8:30am - Live Dancing 9am - Canada - North 5:30pm - Exercises	8:30am - Tai Chi Club 9am - Outdoors House 11:30am - Card Group 5:30pm - ZUMBA 8pm - Hearing Panel	8am - Advanced Line 9am - Canada - North	8:30am - ECC Meeting 8:30am - Tai Chi Club 10am - Outdoors House 11am - Thursday Eve 11:30am - Card Group 5:30pm - ZUMBA	10am - Scuba Mountain 11am - Outdoor Yoga w/ 11:30am - Card Group	
9	10	11	12	13	14	15
12:30am - Spiritual	8:30am - Live Dancing 9am - Canada - North 5:30pm - Exercises	8:30am - Tai Chi with 9am - Outdoors House 11am - jrgg w/rocks	8am - Advanced Line 9am - Canada - North 4pm - Bull Pageia	8:30am - Tai Chi Club 10am - Outdoors House 11:30am - Card Group 5:30pm - Board Meeting 5:30pm - ZUMBA	Laser Light Show 11am - Outdoor Yoga w/ 11:30am - Card Group	POOL
16	17	18	19	20	21	22
Private Party	8:30am - Live Dancing 9am - Canada - North 5:30pm - Exercises	9am - Hearing Panel 11:30am - Card Group 5:30pm - ZUMBA	8am - Advanced Line 11am - Pottery	8:30am - ECC Meeting 8:30am - Tai Chi Club 10am - Outdoors House 11am - Live Dance SW 11:30am - Card Group	11am - Outdoor Yoga w/ 11:30am - Card Group 4pm - Reservoir for sale	Private rental
23	24	25	26	27	28	29
None - Cleaning 10am - Scuba Dive	8:30am - Live Dancing 9am - Canada - North 5:30pm - Exercises	8:30am - Tai Chi with 9am - Outdoors House 11:30am - Card Group 5:30pm - ZUMBA	8am - Advanced Line 9am - Canada - North	8:30am - Tai Chi Club 10am - Outdoors House 11:30am - Card Group 5:30pm - ZUMBA	11am - Outdoor Yoga w/ 11:30am - Card Group	4pm - PLPOA Assoc 4pm - March Community
30	31	1	2	3	4	5
8:30am - Live Dancing 9am - Canada - North 5:30pm - Exercises	8:30am - Tai Chi with 9am - Outdoors House 11:30am - Card Group 5:30pm - ZUMBA	8am - Advanced Line 9am - Canada - North	8:30am - ECC Meeting 8:30am - Tai Chi Club 10am - Outdoors House 11am - Thursday Eve 11:30am - Card Group	11am - Outdoor Yoga w/ 11:30am - Card Group		



ARCHULETA COUNTY
COLORADO

Archuleta County, Development Services
1122 Hwy 84, PO Box 1507
Pagosa Springs, Colorado 81147
Office 970-264-1385

Lot Consolidation Utility Notification Letter

Date 07/01/2023

RECEIVED
JUL 05 2023
BY: 820

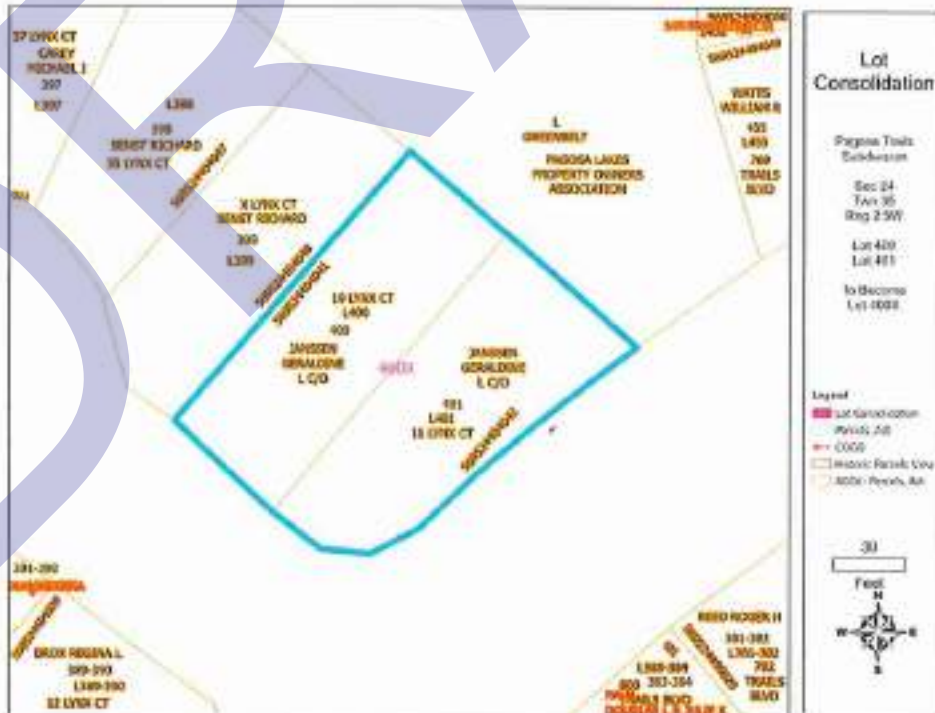
Dear Utility Company/HOA/POA: The owner of Lot 400 and 401 in Pagosa Trails Subdivision, are proposing by resolution to consolidate two (2) lots to become lot 400X, 19 Lynx Ct. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, and/or at (970) 264-8383, prior to 07/31/2023, 2023 (a minimum of 30 days from the date of mailing).

Lot 400
19 Lynx Ct
No Balance +
NO Violations

Lot 401
11 Lynx Ct
No Balance +
NO Violations

Sincerely,

Casey Box





ARCHULETA COUNTY
COLORADO

Archuleta County, Development Services

1122 Hwy 84, PO Box 1507

Pagosa Springs, Colorado 81147

Office 970-264-1385

Lot Consolidation Utility Notification Letter

Date 6/29/23

RECEIVED
JUL 05 2023
BY: 820

Dear Utility Company/HOA/POA: The owner of Lot 350-351 and 347-348-349 in Chris Mountain Village Subdivision #2, are proposing by resolution to consolidate two (2) lots to become lot 347X, 105 High Dr. 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, and/or at (970) 264-8383, prior to 7/29/23, 2023 (a minimum of 30 days from the date of mailing).

Lot 225733
350-351
69 High Dr
No Balance +
No Violations
Lot 347-348-349
105 High Dr
No Balance +
No Violations
223734

Sincerely,

Mike Magne / Pat Spiva





ARCHULETA COUNTY
COLORADO

Archuleta County, Development Services

1122 Hwy 84, PO Box 1507

Pagosa Springs, Colorado 81147

Office 970-264-1385

Lot Consolidation Utility Notification Letter

Date JUNE 26, 2023

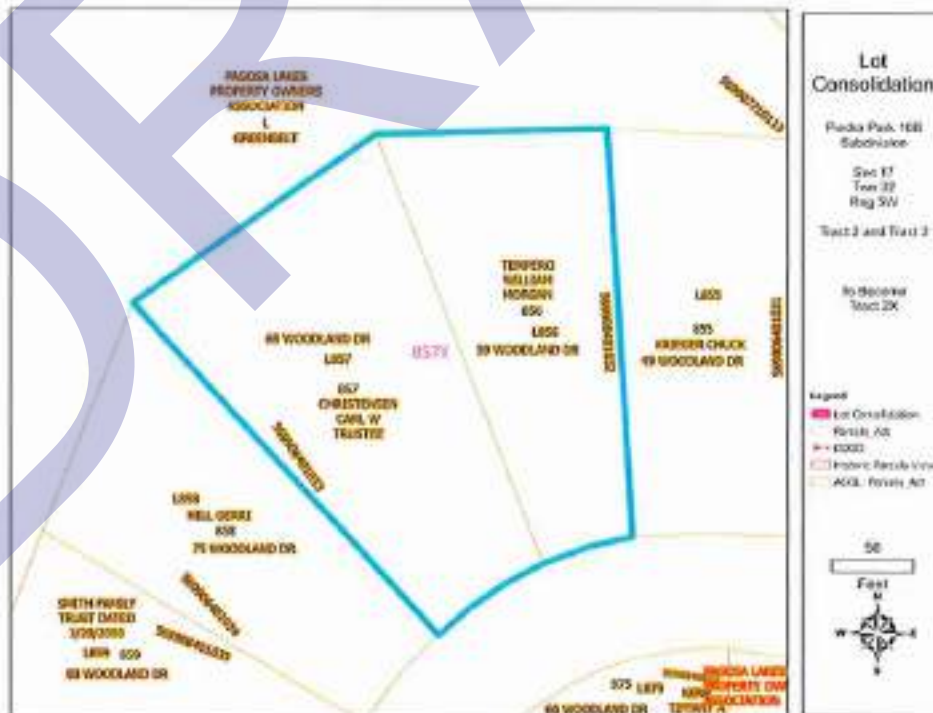


Dear Utility Company/HOA/POA: The owner of Lot 856 and 857 in TwinCreek Village Subdivision, are proposing by resolution to consolidate two (2) lots to become lot 857X, 65 Woodland Dr. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, and/or at (970) 264-8383, prior to July 26, 2023 (a minimum of 30 days from the date of mailing).

*Lot 857
65 Woodland Dr
Nothing owed
& No Violations
219571
Lot 856
69 Woodland Dr
Fee Need proof of
ownership
1/15/20 + transfer
Fee. 16000
No Violations*

Sincerely,

[Signature]
Carl W. Christensen, Trustee





**ARCHULETA
COUNTY**
COLORADO

Archuleta County, Development Services

1122 Hwy 84, PO Box 1507

Pagosa Springs, Colorado 81147

Office 970-264-1385

Lot Consolidation Utility Notification Letter

Date 6-26-2023

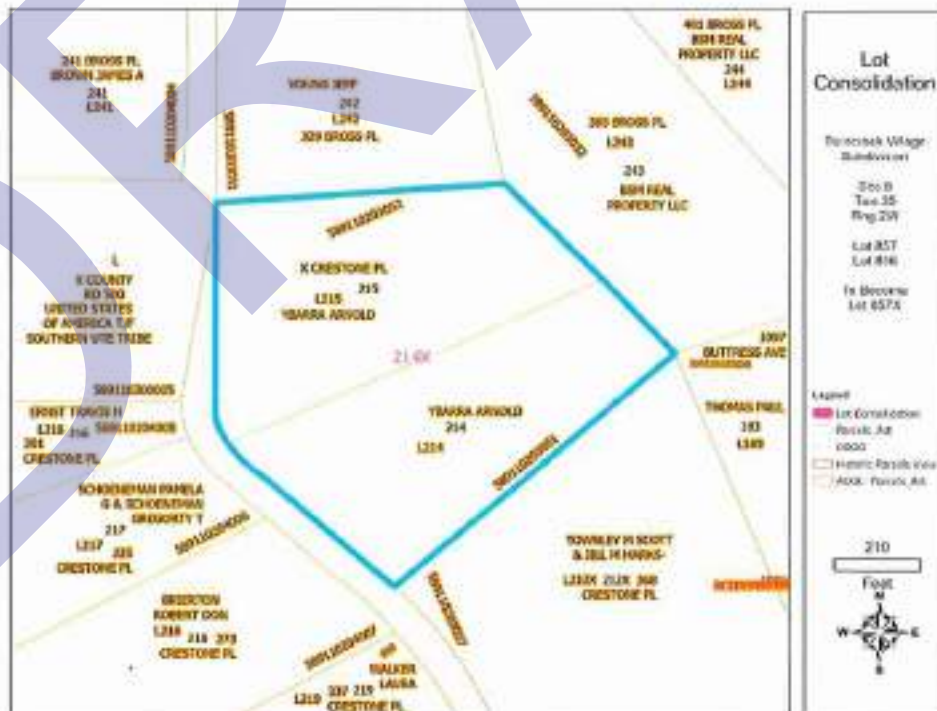
RECEIVED
JUN 30 2023
BY: J2V

Dear Utility Company/HOA/POA: The owner of Lot 214 and 215 in Pagosa Meadows 4 Subdivision, are proposing by Resolution to consolidate two (2) lots to become lot 214X, X Crestone 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, and/or at (970) 264-8383, prior to 7/26/23, 2023 (a minimum of 30 days from the date of mailing).

215576
256 Crestone Pl
Lot 214
NO Violations
Nothing owed
142 Crestone Pl
Lot 215
No Violations
Nothing owed
215577

Sincerely,

Arnold Ybarra
Arnold Ybarra





ARCHULETA COUNTY COLORADO

Archuleta County, Development Services
1122 Hwy 84, PO Box 1507
Pagosa Springs, Colorado 81147
Office 970-264-1385

Lot Consolidation Utility Notification Letter

Date June 14, 2023



Dear Utility Company/HOA/POA: The owner of Lot 61 and 62 in North Village Lake Subdivision, are proposing by resolution to consolidate two (2) lots to become lot 61X, 181 Island 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, and/or at (970) 264-8383, prior to July 18, 2023, 2023 (a minimum of 30 days from the date of mailing).

BY: Shanna Riggsbee
Lot 61 198635
181 Island Pl
nothing owed
no violations
Lot 62 198636
203 Island Pl
nothing owed
& no
violations

Sincerely,

Adam Riggsbee

Shanna Riggsbee





**ARCHULETA
COUNTY**
COLORADO

Archuleta County, Development Services

1122 Hwy 84, PO Box 1507

Pagosa Springs, Colorado 81147

Office 970-264-1385

Lot Consolidation Utility Notification Letter

Date JUNE-15-2023

RECEIVED
JUN 20 2023
BY: LDV

Lot 36 + 37
Coupled
No fee
Nothing
Duct
No Utilities
198645

Dear Utility Company/HOA/POA: The owner of Lot 36 and 37 in Lake Pagosa Park Subdivision, block 5, are proposing by resolution to consolidate two (2) lots to become lot 37X, 55 Heather 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, and/or at (970) 264-8383, prior to July-15-2023 2023 (a minimum of 30 days from the date of mailing).

Sincerely,

Leslie Smith

Leslie Smith





ARCHULETA COUNTY
COLORADO

Archuleta County, Development Services

1122 Hwy 84, PO Box 1507

Pagosa Springs, Colorado 81147

Office 970-264-1385

Lot Consolidation Utility Notification Letter

Date 6-14-23



Dear Utility Company/HOA/POA: The owner of Lot 11 and 12 in Ridgeview Subdivision, are proposing by resolution to consolidate two (2) lots to become lot 12X, 241 Park 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, and/or at (970) 264-8383, prior to 7/15/23, 2023 (a minimum of 30 days from the date of mailing).

Lot 12 198648
241 Park Ave
Nothing owed
No violations

Lot 11 198649
221 Park Ave
owes Transfer
fee
Nothing else
no violations

Sincerely,

Rok Wilson





ARCHULETA COUNTY
COLORADO

Archuleta County, Development Services

1122 Hwy 84, PO Box 1507

Pagosa Springs, Colorado 81147

Office 970-264-1385

Lot Consolidation Utility Notification Letter

Date 6-13-23



Dear Utility Company/HOA/POA: The owner of Lot 268 and 269 in Lakewood Village Subdivision, are proposing by resolution to consolidate two (2) lots to become lot 268X, 384 Oakwood 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, and/or at (970) 264-8383, prior to July 14, 2023 (a minimum of 30 days from the date of mailing).

Lot 268
384 Oakwood Cir
Nothing owed & no violations
198602

Lot 269
330 Oakwood Cir
Nothing owed & no violations
198603

Sincerely,

Cheryl Feller-Hughes
Cheryl Feller-Hughes





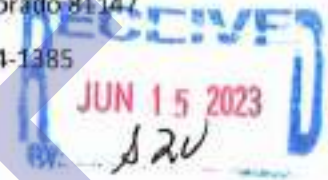
ARCHULETA COUNTY
COLORADO

Archuleta County, Development Services

1122 Hwy 84, PO Box 1507

Pagosa Springs, Colorado 81147

Office 970-264-1385



Lot Consolidation Utility Notification Letter

Date 6/12/23

Dear Utility Company/HOA/POA: The owner of Lot 9 and 10 in Pagosa Highlands Estates Subdivision, are proposing by resolution to consolidate two (2) lots to become lot 9X, 21 Nugget Ct. 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, and/or at (970) 264-8383, prior to 7/12/23, 2023 (a minimum of 30 days from the date of mailing).

Lot 9 193918
239 Arbor Dr
No violation +
Nothing owed
Lot 10
21 Nugget Ct
No violation
+ Nothing owed
193917

Sincerely,
Earl Eliason
Earl Eliason

*Contacted Stephen
Slade at County
to confirm address
It will be 239 Arbor Dr*





ARCHULETA COUNTY
COLORADO

Archuleta County, Development Services

1122 Hwy 84, PO Box 1507

Pagosa Springs, Colorado 81147

Office 970-264-1385

Lot Consolidation Utility Notification Letter

Date June 7, 2023

RECEIVED
JUN 12 2023
BY: JDW

Dear Utility Company/HOA/POA: The owner of Lot 18 and 19 in Pagosa in the Pines Subdivision, block 4, are proposing by resolution to consolidate two (2) lots to become lot 18X, 465 Handicap 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, and/or at (970) 264-8383, prior to July 7, 2023 (a minimum of 30 days from the date of mailing).

*Lots 18 & 19
465 Handicap Ave
Coupled
No Fee
Nothing owed
& No Violations
193832*

Sincerely,

King Campbell
King Campbell
aka Hannah King Campbell

Patricia Anne Campbell
Patricia Anne Campbell





ARCHULETA COUNTY
COLORADO

Archuleta County, Development Services

1122 Hwy 84, PO Box 1507

Pagosa Springs, Colorado 81147

Office 970-264-1385

Lot Consolidation Utility Notification Letter

Date

6/10/2023



Dear Utility Company/HOA/POA: The owner of Lot 866, 867 and 868 in TwinCreek Village Subdivision, are proposing by resolution to consolidate three (3) lots to become lot 866X, 167 Woodland Dr. 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, and/or at (970) 264-8383, prior to 7/10/2023, 2023 (a minimum of 30 days from the date of mailing).

*193843
Lot 866
167 Woodland Dr
No violations +
Nothing owed*

*Lot 867 193841
179 Woodland
Nothing owed +
No violations*

Lot 868 193842

*193 Woodland Dr
No violations +
Nothing owed*

Sincerely,

[Signature]
Bill Miller





ARCHULETA COUNTY
COLORADO

Archuleta County, Development Services

1122 Hwy 84, PO Box 1507

Pagosa Springs, Colorado 81147

Office 970-264-1385

Lot Consolidation Utility Notification Letter

Date JUNE 9, 2023



Dear Utility Company/HOA/POA: The owner of Lot 30 and 31 in Lake Pagosa Park Subdivision, are proposing by resolution to consolidate two (2) lots to become lot 31X, 118 Inspiration Dr. 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, and/or at (970) 264-8383, prior to JULY 9, 2023, 2023 (a minimum of 30 days from the date of mailing).

*Block Lot 30 193844
Nothing owed
& No Violations*

*Lot 31
118 Inspiration
Nothing owed
No Violations
193845*

Sincerely,

Paul Strong

Paul Strong



ECC Liaison Report -June 2023

(Numbers in the top section represent reviewed Applications and Requests)

DESCRIPTIONS	Month of	YTD	Totals
	June	2023	2022
Construction of new Single Family Residential and Modular Home	3	26	69
Mobile /Manufactured New or used placement	0	0	5
Major Projects (200 sq ft or larger)	9	24	53
Minor Projects (199 sq ft or smaller)	29	89	226
Fences	12	33	94
Owner initiated Variance Request	1	5	8
Solar	1	3	17
Boat Dock Permit / liscense	0	0	7
Sign/ Banner permanent and temporary	1	1	2
Seasonal and Temporary structures	2	5	27
Written Request: Tree Removal/Fire Mitigation)	15	34	126
Written Request:Extensions/Revisions	31	144	255
Written Request: Miscellaneous	8	31	92
Construction of new Commercial Structure	1	1	2
Construction of Multi-family structures (per Building):Duplex	0	1	0
Construction of Multi-family structures(per Building) :3-5 units	0	0	0
Construction of Multi-family structures(per Building):6+	0	0	0
TOTAL APPLICATIONS	115	402	981
Approval Details			
TOTAL APPROVED APPLICATIONS	116	399	955
Approved Single Family residences	3	25	68
Approved Manufactured homes	0	0	5
Approved Multi-Family Count (all types)	0	1	0
Approved Commercial	1	1	1
Approved Variance	1	4	3
As Form Inspection Additions			
As Form inspection for new residence	3	18	46
As Form inspection for Mobile/ Manufactured	0	0	2
Addition of concrete inspection for Major	3	9	5
Addition of concrete inspection for Minor	1	1	1

ECC Liaison Report -June 2023

Previous Totals (Old catagories)	2021	2020	2019
Single Family Residence	87	59	82
Manufactured Homes	4	5	4
Multi-Family Residence	0	2	1
Major Projects (over \$12,500)	59	31	40
Minor Projects (under \$12,500)	312	409	441
Commercial Buildings	3	1	X
Roofs	X	X	X
Fences	31	X	X
Docks	4	7	2
Signs	3	0	6
Variance	16	9	16
Seasonal / Temporary	9	X	X
(WR) Written Requests, Misc.	107	153	73
(WR) Tree Removal/Fire Mitigation)	126	109	78
(WR) Extensions/Revisions	136	188	126
Solar	13	1	7
TOTAL APPLICATIONS	857	960	869
TOTAL APPROVED APPLICATIONS	846	959	833
<hr/>			
Approved Single Family residences	87	59	79
Approved Manufactured homes	2	4	4
Approved Multi-Family Count	2	2	3
Approved Commercial	3	1	X
Approved Variance (as of 12/2021)	0	X	X

June		YTD	YTD
1	15	PREV	New
2	1	23	26
		0	0
5	4	15	24
14	15	60	89
6	6	21	33
1		4	5
1		2	3
		0	0
	1	0	1
2		3	5
10	5	19	34
14	17	113	144
4	4	23	31
	1	0	1
		1	1
		0	0
		0	0
57	58	287	402
57	59	283	399
2	1	22	25
		0	0
		1	1
	1	0	1
	1	3	4
2	1	15	18
		0	0
1	2	6	9
1		0	1

PAGOSA LAKES PROPERTY OWNERS' ASSOCIATION
Electric Vehicle Policy
RESOLUTION 2023-02

WHEREAS, the Pagosa Lakes Property Owners Association was incorporated under the laws of the State of Colorado on February 29, 1972, and;

WHEREAS, the Declaration of Restrictions for the Pagosa Lakes Property Owners Association, allow for the Association to implement Policies for the Association

WHEREAS, the Colorado Common Interest Ownership Act (as amended through 2022), Section 38-33.3-302, state the Association may exercise any powers necessary and proper for the governance and operation of the Association.

NOW THEREFORE, be it resolved, the Board of Directors hereby adopt the following electric vehicle policy for the Association:

The Pagosa Lakes Property Owners Association (PLPOA) is in recognition of the concerning energy efficiency in the state of Colorado and electric vehicles continue to surge in popularity.

1. Single-family and Duplex residences are authorized to install their vehicle charging stations. These charging stations must be accessible from an existing driveway, garage or parking pad. If the station is accessible, then a permit is not necessary. If the station is not accessible, then the owner must submit for a project permit from the ECC to establish access to the station for their vehicle.
2. Sub-Associations of multi-family housing within PLPOA are responsible for following HB 23-1233 for installation of electric vehicle stations. These Sub-Associations must adopt a policy if the Sub-Association determines to install charging stations on their common area parking as well as homeowners who desire to install a charging station in their parking area. They will be responsible for all installation costs, maintenance, disbursement of fees, usage fees, scheduling etc. The installation of electric vehicle charging stations in multi-family units must be reviewed by the ECC and a permit obtained. The application must show location of units in parking area, a photo of the unit to be installed, how the electric is to be installed and disturbed earth to be put back into original condition.
3. Commercial properties within the PLPOA wanting to install electric vehicle charging stations, may do so without a permit as long as additional parking is not being created. If the commercial property is being developed, the installation of charging stations is encouraged and should refer to local County building codes.
4. PLPOA will determine when there is a demand for the electric vehicle charging stations within the Association to determine when to consider installing them on common area parking lots.

PRESIDENT'S AND SECRETARY'S CERTIFICATION: The undersigned, respectfully being the President and Secretary of the Pagosa Lakes Property Owners Association, a Colorado nonprofit corporation, certify that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at duly called and held meeting of the Board of Directors of the Association on _____

And in witness thereof, the undersigned have subscribed their names.

By: _____
Dan Mayer, President

Attest: _____
Danny Musgrove, Secretary

DRAFT

**Pagosa Lakes Property Owners Association
RESOLUTION 2023-03
OF THE BOARD OF DIRECTORS OF
PAGOSA LAKES PROPERTY OWNERS' ASSOCIATION, INC.
Resolution Revising Project Permit Process, Updating Section 3.2**

WHEREAS, The Declaration of Restrictions and Bylaws governing the Pagosa Lakes Property Owners' Association, allow for the implementation of Rules and Regulations for the Association, and require a project application and ECC approval for improvements to a property, and;

WHEREAS, The Declaration of Restrictions, Association Bylaws, Resolutions, Rules and Regulations adopted by the PLPOA Board of Directors are established and enforced for the benefit and protection of all property owners, and;

WHEREAS, There is statutory authority for such enforcement in the State of Colorado Statutes: including C.R.S. 38-33, 3-117, -316, - 302(1)(a), and;

WHEREAS, The Board wishes to update the Project Permit Process in order to comply with SB 23-178 regarding the use of nonvegetative turf grass, hardscapes, drought tolerant plantings, vegetable gardens, and the selection of pre-approved water-wise garden designs.

THEREFORE, The following change to the Project Permit Process will consist of updating section 3.2 as noted below, shall be established:

3.2 Environmental Requirements & Standards

3.2.1 Surface Restoration: Upon completion of a project in which the surface area of the lot has been disturbed, Owners shall establish vegetation or other appropriate landscaping. This must be completed within nine (9) months of the project being complete or from changing grade on a property of less than one (1) foot. Owners may also desire to change the landscaping on their property not part of another project. In either situation, the Association does encourage landscaping requiring lower water use. This landscaping is important for water conservation, the aesthetics of the neighborhood, maintaining property values and erosion control. Landscaping can include planting of turf grass, native weed-free grass, native plants, hardscaping with stone / wood chips, nonvegetative turf grass, drought tolerant vegetation and xeriscape. Introduction of weeds listed as "noxious" by the State of Colorado and Archuleta County is prohibited in Pagosa Lakes.

3.2.2 Drought Tolerant Landscapes: The use of xeriscape, nonvegetative turf grass or drought tolerant or nonvegetative landscapes to provide ground covering to the owner's property is acceptable. The following aesthetic guidelines exist:

- a. Nonvegetative turf grass must be natural green in color.
- b. Use of hardscape is encouraged on 20% of landscaping area but may be less.
- c. Installation of at least 80% of drought tolerant plants is allowable.
- d. When using hardscaping, a vegetative barrier must be used.
- e. Vegetable gardens meaning a plot of ground or an elevated soil bed for cultivating edible plants, flowers, herbs, fruits and leafy greens may be placed in the front, side or back yards

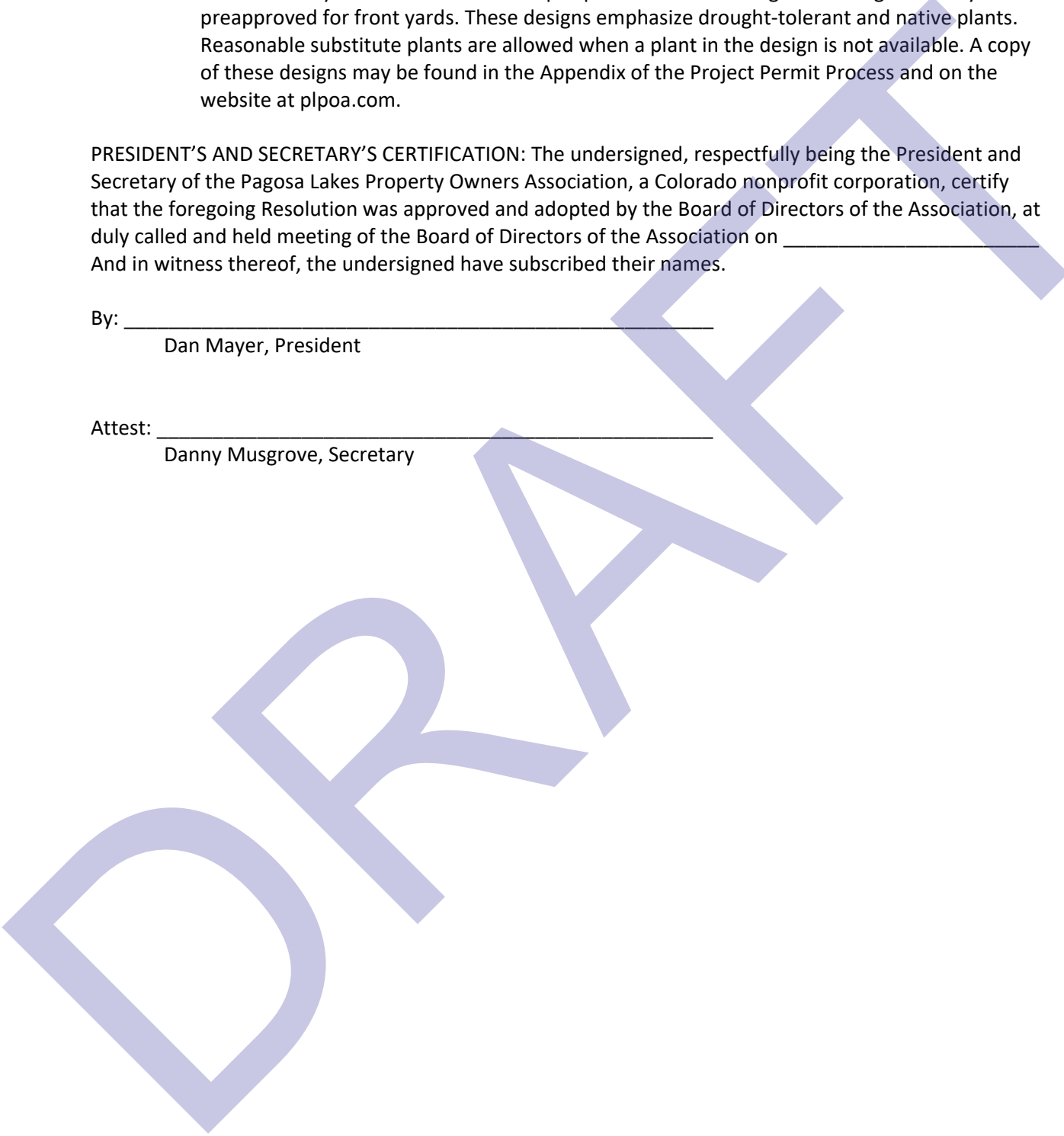
of an owner's property. Owners are encouraged to choose a location that will not intrude on the aesthetics of the property.

- f. An owner may choose from the three pre-planned water-wise garden designs already preapproved for front yards. These designs emphasize drought-tolerant and native plants. Reasonable substitute plants are allowed when a plant in the design is not available. A copy of these designs may be found in the Appendix of the Project Permit Process and on the website at plpoa.com.

PRESIDENT'S AND SECRETARY'S CERTIFICATION: The undersigned, respectfully being the President and Secretary of the Pagosa Lakes Property Owners Association, a Colorado nonprofit corporation, certify that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at duly called and held meeting of the Board of Directors of the Association on _____
And in witness thereof, the undersigned have subscribed their names.

By: _____
Dan Mayer, President

Attest: _____
Danny Musgrove, Secretary



Pagosa Lakes Property Owners Association, Inc.

ANNUAL MEETING AGENDA

Saturday, July 29, 2023

Online Voting at 9:00 AM – Meeting at 10:00 AM

Pagosa Lakes Clubhouse, 230 Port Avenue

9:00 AM Registration, Casting of Ballots

9:55 AM Final Call for Ballots

10:00 AM Meeting Opening

- a. Call to Order – Dan Mayer, President
 - 1. Close Balloting
- b. Pledge of Allegiance
- c. Welcoming Remarks – President Dan Mayer

- **Verification of a Quorum** – Secretary Danny Musgrove
- **Adoption of the Agenda**
- **Approval of Minutes of Annual Meeting July 30, 2022**

OWNER EDUCATION

- **HOA Structure, Operations & New Legislation** – Lauren Holmes, Orten, Cavanagh, Holmes & Hunt LLC & GM Allen Roth

GOVERNMENT

- a. GM Allen Roth Introduction of Board Members, Committee Members and Staff
- b. Introduction of Board Election by GM Allen Roth
- c. 2022-2023 PLPOA Action Highlights

BUSINESS

- **Association Financial Report** – PLPOA Comptroller- Katie Benoit
- **Reserve Study & Capital Projects Overview** – GM Allen Roth
- **Review of Legal Actions** – Lauren Holmes, Orten, Cavanagh, Holmes & Hunt LLC

COMMUNITY

- **Community Events & Services** – GM Allen Roth
- **Committee Reports**
 - Recreational Amenities
 - Lakes and Fisheries
 - Parks, Trails & Outdoor Recreation
 - Garden Committee
 - Finance Advisory
 - Environmental Control Committee

- **Election Results** – Danny Musgrove, Secretary

Acknowledgement of Election – Vice-President Lars Schneider

Public Comments

(Please state your name and address, please keep your comments brief and on point so others may have an equal opportunity to speak, each owner will have 3 minutes)

Announcement of Organizational Board Meeting

Election of Officers, Board Member Education following the Annual Meeting – taking place in the Vista Conference Room.

- **Adjournment**

Please join us immediately following for the Owner

Appreciation BBQ at the Vista Lake Gazebo.

Thank You for Attending!