



**Board of Directors Regular Meeting
August 10, 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**

July 13, 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 2 lot Consolidation up for review**
- 8. Committee Reports:**
 - a. ECC Liaison Report July 2023 Meeting Minutes
 - b. Parks and Trails Committee
- 9. Unfinished Business**
 - a. Purchase of RU Unit & Contract
 - b. Resolution 2020-09 Update
- 10. New Business**
 - a. Resolution 2023-04 - Confirming Depository Relationships
 - b. Park Meadows – Associate Membership
 - c. South Village Lake Lease Agreement
 - d. Update Capital Improvement Plan
 - e. Reserve Fund Planning
- 11. Correspondence –**
- 12. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 13. Adjournment**



Board of Directors Regular Meeting

July 13, 2023 6pm

Pagosa Lakes Administration Building

MINUTES

Board Attendees: Dan Mayer, President
Lars Schneider, Vice President
Danny Musgrove, Secretary
Patrick Donovan, Treasurer
Directors: Erica Bailey, Chris Tanner
Absent-Monty Whitman (no proxy)

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

Owners/Visitors: Pat Moore, Rob MacDonald, Richard Walker, Wade Lundy, Kevin Pool

Via Zoom – Tricia Frank, Ed Cowling

- 1. Call to Order @ 6:08 pm by Mayer with reminder that no audio or video recording is allowed.**
- 2. Verification of Quorum by Board Secretary Musgrove**
 - a. Approval of Agenda Motion to approve agenda by Bailey, 2nd by Donovan. Passed.
- 3. Approval of the minutes -**Motion to approve the Minutes of the June 8, 2023 Regular Meeting of the Board by Musgrove, 2nd by Tanner. Passed.
- 4. Disclosures of Conflicts – None.**
- 5. Owner/Member comments -** Owner MacDonald expressed his concern with neighbors’ use of mulch for landscaping entire front yard and urged the board to reconsider what is aesthetically pleasing, Mayer stated he appreciated MacDonald comments and thanked him for attending.
- 6. Staff Reports:**
 - a. **General Manager’s Report** as submitted by GM Roth. Schneider requested an update regarding installation of Hatcher cell tower, Roth replied that it remains on track for installation in 2024. Roth went on to share that additional detailed mitigation work to clean up forest floor on Tract F will be added to contract to take further advantage of the 40% grant. Roth also shared that the Chris Mountain fire was 98% contained, with concerns of winds and continued high temperatures forecasted. Both Forest Service and Archuleta County will be instituting fire bans soon.
 - b. **Treasurers Report** by Donovan stated that expenses are under budget, and the Finance/Investment Committee will be meeting at the end of July.
 - c. **Department of Property & Environment Report** as submitted by DPE Mgr Lynch, additional comments included battling heat on each of the lakes, brush collection site has picked up probably due to the Chris Mtn fire, Forest Service to begin mastication of oak brush along fence line. Bailey suggested consideration of a reconfiguration of Gate 5 to further deter cows entering PLPOA properties.
 - d. **Department of Recreation Amenities Report** as submitted by RA Mgr. Graham.
 - e. **Department of Community Standards Report** as submitted by DCS Mgr. Cramer.
 - f. **Lifestyle Report** as submitted by J. Pitcher, with reminder Annual Meeting coming up July 29 followed by Community BBQ and encouraged BOD members to attend BBQ prior to training.

Motion to accept Staff Reports as presented by Schneider, 2nd by Bailey. Passed.

7. **There are 12 lot Consolidations up for review-** Mayer reminded all that Arch County approves consolidations this agenda item is simply a formality.

Motion by Schneider to accept the 12 consolidations and those currently coupled will have fee waived, 2nd by Bailey. Passed.

8. Committee Reports:

- a. ECC Liaison Report June 2023 Meeting Minutes presented by Bailey stating that permit applications remain good and PLPOA staff is encouraging owners to submit some for preliminary review. Cramer explained that site plans by CO licensed surveyor are now required.
- b. Finance Committee to meet end of July

Motion to accept ECC and Finance Committee reports by Tanner, 2nd by Schneider. Passed.

- c. Recreation Committee – Appoint New Chair Position

Motion to appoint Dennis Mingo as the Rec Committee Chairperson by Tanner, 2nd by Schneider. Passed.

9. Unfinished Business

- a. Purchase of RU Unit for Rec Center & Contract update by GM Roth. Project (not in reserves until 2028) is a nightmare with NO interest or bids received from RFP advertisement. Roth reached out to a referred contractor in Durango and received a bid of **over** \$800K. Possible option is that PLPOA becomes General Contractor hiring sub-contractors. Roth and Lynch are open to all suggestions to address this important project.

- b. **Ratify Contract for NVL Trail Contract –**

The Board Ratified their unanimous email vote to award a project Contract to Hutch & Sons for the NVL (North Village Lake) trail for \$179,395. Due to scheduling constraints, the Board had to make a decision prior to this meeting.

Owner Cowling requested the trail be named /referred to as the North Lake Avenue Pedestrian Trail.

- c. **Ratify Contract for Greenbelt Fire Mitigation**

The Board Ratified their unanimous email vote to award a project Contract to Kukuk Tree Service for fire mitigation of 4 greenbelt tracts for \$16,150. Due to scheduling constraints, the Board had to make a decision prior to this meeting.

- d. **Resolution 2020-09 Update** by GM Roth, Legal reviewing; awaiting opinion to be emailed to BOD members prior to August meeting for review.

10. New Business

- a. **Walker- Preliminary Plat Amendment**

Motion by Schneider to approve Walker moving forward to County for Plat Amendment for consolidation of lots 552 & 553 by moving greenbelt to farside of lot 553, 2nd by Tanner. Passed.

- b. **Resolution 2023-02 Electric Vehicle Policy (to meet compliance with HB 23-1233)**

Motion to approve Resolution 2023-02 by Bailey, 2nd by Donovan. Passed.

- c. **Resolution 2023-03 Update PPP – 3.2.1 (to meet compliance with Senate HB 2023-178)** allowing xeriscaping, artificial turf and other drought tolerant landscaping within the PLPOA.

Motion to approve Resolution 2023-03 Updating PPP 3.2.1 by Schneider, 2nd by Musgrove. Passed.

- d. **Annual Meeting Agenda 2023**

Motion to approve 2023 Annual Meeting Agenda by Donovan, 2nd by Schneider. Passed

Owner T. Frank requested motions from the floor be allowed. Mayer answered that there is a submission deadline as stated in the Governing Documents. Frank then requested longer comment time allocation per owner.

11. **Correspondence** – None.

12. **Owner/Member comments** - Owner MacDonald requested careful consideration of wording for vegetable gardens in front yards and fencing to deter deer.

13. **Adjournment** Motion to adjourn @ 7:30pm by Musgrove, 2nd by Donovan. Passed.

Respectfully submitted by:

Danny Musgrove, Board Secretary

Candace Selk Barnes, Recording Secretary

DRAFT



**ARCHULETA COUNTY BOARD OF COUNTY COMMISSIONERS &
PAGOSA LAKES PROPERTY OWNERS ASSOCIATION BOARD**

JOINT WORK SESSION – AUGUST 8, 2023 – 5:00 pm

COMMISSIONERS MEETING ROOM

398 LEWIS STREET, PAGOSA SPRINGS, CO

TENTATIVE AGENDA

1. Development in Chris Mountain Village II Subdivision
2. Flooding & Culverts in Lakeview Estates Subdivision
3. Youth Sports Field Agreement and Grant
4. Road Work in PLPOA
 - Possible Cost-Share for Paving Port Avenue between Vista Blvd. and PLPOA Clubhouse
5. PLPOA Involvement in County Strategic Planning
6. County Use of PLPOA for Surveys

You may attend the meeting via zoom:

Topic: County / PLPOA Joint Session

Time: August 8, 2023 05:00 PM Mountain Time (US and Canada)

Join Zoom Meeting: <https://us06web.zoom.us/j/84275411686>

Meeting ID: 842 7541 1686 – Passcode 482682

INTEROFFICE MEMORANDUM

TO: CHRIS TANNER

FROM: KATIE BENOIT

SUBJECT: ACCOUNTING NOTES FOR JULY 2023.

DATE: July 31, 2023

As of July 31, 2023, the Association has received \$1,780,000 or 98.2% of the total billed 2023 regular assessments of \$1,812,900. For the same period in 2022, the collections were approximately \$1,594,000 or 95.6% of the total of \$1,667,325 billed.

Certificates of Deposit as of July 31, 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 7/31/2023

Assets	Operating	Capital	Reserve	Settlement	Total
Current Assets					
10000 - Petty Cash	\$951.60				\$951.60
10500 - Cash-TBK Operating	\$601,698.08				\$601,698.08
11540 - First Citizens Bank Operating	\$82,020.57				\$82,020.57
11541 - First Citizens Bank Sweep - Operating	\$327,727.21				\$327,727.21
12100 - Edward Jones Operating	\$71,123.84				\$71,123.84
12110 - Edward Jones Emergency Fund	\$256,368.48				\$256,368.48
12200 - Edward Jones Capital Improvement		\$759,485.05			\$759,485.05
12300 - Edward Jones Settlement				\$75,216.52	\$75,216.52
13820 - Edward Jones Reserves			\$545,896.24		\$545,896.24
13841 - First Citizens Bank Reserves - CDARS			\$300,000.00		\$300,000.00
13850 - Edward Jones Trails Maintenance Reserves			\$241,956.74		\$241,956.74
14000 - Accounts Receivable	\$131,268.61				\$131,268.61
14900 - Allowance for Doubtful Accounts	(\$66,997.26)				(\$66,997.26)
15100 - Accts Rec.-Employee Dep Health	\$2,897.94				\$2,897.94
15200 - Accts Rec.-Prepaid Legal	\$15.95				\$15.95
15300 - Accts Rec.-Supplemental Health	\$0.07				\$0.07
16000 - Prepaid Expenses	\$18,125.23				\$18,125.23
Total Current Assets	\$1,425,200.32	\$759,485.05	\$1,087,852.98	\$75,216.52	\$3,347,754.87
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 7/31/2023

Liabilities / Equity	Operating	Capital	Reserve	Settlement	Total
Total Fixed Assets					\$4,100,762.65
Total Assets	\$5,525,962.97	\$759,485.05	\$1,087,852.98	\$75,216.52	\$7,448,517.52
Current Liabilities					
20000 - Accounts Payable	\$14,524.39	\$396.93	\$23,277.05		\$38,198.37
20100 - Accrued Expenses	\$46,748.46				\$46,748.46
22000 - Prepaid Assessments	\$15,470.71				\$15,470.71
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	\$204,651.58	\$396.93	\$23,277.05		\$228,325.56
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	\$894,344.57	\$222,057.04	\$150,199.81	\$819.83	\$1,267,421.25
Total Equity	\$5,321,311.39	\$759,088.12	\$1,064,575.93	\$75,216.52	\$7,220,191.96
Total Liabilities / Equity	\$5,525,962.97	\$759,485.05	\$1,087,852.98	\$75,216.52	\$7,448,517.52

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	-	-	-	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	4,200.00	-	4,200.00	262,500.00	225,000.00	37,500.00	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	(.20)	-	(.20)	(6,295.49)	(35,000.00)	28,704.51	(35,000.00)
40400 - Carry Forward	-	-	-	-	75,000.00	(75,000.00)	75,000.00
40500 - Late Charges	532.10	-	532.10	29,062.65	40,000.00	(10,937.35)	40,000.00
40600 - Other Income-Lien Fees	5,700.00	11,000.00	(5,300.00)	5,700.00	11,000.00	(5,300.00)	11,000.00
40700 - Delinquent Postage Fees	187.59	416.67	(229.08)	1,950.59	2,916.69	(966.10)	5,000.00
40800 - Delinquent Door Notice Fees	(.30)	-	(.30)	2,499.70	15,000.00	(12,500.30)	15,000.00
41000 - Lot Consolidation Fee	4,500.00	2,083.33	2,416.67	35,818.00	14,583.31	21,234.69	25,000.00
41010 - Other Income-Transfer Fees	6,080.00	7,083.33	(1,003.33)	33,625.00	49,583.31	(15,958.31)	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	3,031.92	1,250.00	1,781.92	14,091.98	8,750.00	5,341.98	15,000.00
Total Admin Service Income	24,231.11	21,833.33	2,397.78	1,806,308.83	1,780,393.31	25,915.52	1,834,560.00
Community Standards Income							
42000 - Filing Fee	960.00	993.00	(33.00)	8,970.00	9,823.00	(853.00)	15,200.00
42010 - Review & Inspect Fee	8,830.00	6,803.00	2,027.00	71,360.00	61,989.00	9,371.00	95,900.00
42100 - DCS Fines	1,200.00	229.00	971.00	1,199.99	2,261.00	(1,061.01)	3,500.00
42300 - Community Enhancement	-	295.00	(295.00)	-	2,338.00	(2,338.00)	3,500.00
Total Community Standards Income	10,990.00	8,320.00	2,670.00	81,529.99	76,411.00	5,118.99	118,100.00
Property & Environment Income							
44000 - Fishing Permits	47,802.59	13,000.00	34,802.59	122,582.64	91,000.00	31,582.64	156,000.00
44010 - Boat Permits	1,600.00	750.00	850.00	8,710.00	5,250.00	3,460.00	9,000.00
44100 - Weed Control	-	41.67	(41.67)	-	291.69	(291.69)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	233.31	(233.31)	400.00
44300 - Other-DPE (Seed/Fertilizer)	688.00	291.67	396.33	6,042.00	2,041.69	4,000.31	3,500.00
Total Property & Environment Income	50,090.59	14,116.67	35,973.92	137,334.64	98,816.69	38,517.95	169,400.00
Community Lifestyle Income							
46000 - Community Activities	-	500.00	(500.00)	695.00	1,900.00	(1,205.00)	4,000.00
46100 - Newsletter Advertising	-	-	-	500.00	2,000.00	(1,500.00)	8,000.00
46200 - Rent-Clubhouse	1,559.00	1,000.00	559.00	5,221.00	4,560.00	661.00	7,500.00
46210 - Kitchen Rental	-	100.00	(100.00)	-	300.00	(300.00)	500.00
46220 - Accessory Rental-Tablecloths	-	50.00	(50.00)	-	150.00	(150.00)	250.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46230 - Clubhouse Cleaning	-	300.00	(300.00)	-	600.00	(600.00)	900.00
46300 - Vista Garden Income	-	375.00	(375.00)	1,115.00	1,875.00	(760.00)	3,000.00
Total Community Lifestyle Income	1,559.00	2,325.00	(766.00)	7,531.00	11,385.00	(3,854.00)	24,150.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	28,539.02	23,000.00	5,539.02	193,006.85	187,000.00	6,006.85	269,694.00
48100 - Sponsored Guest-Amenities	-	-	-	5.00	-	5.00	-
48200 - Timeshare Owners-Amenities	52,993.50	-	52,993.50	158,980.50	105,987.00	52,993.50	211,974.00
48300 - Sponsored Events/Programs	1,211.00	1,500.00	(289.00)	9,524.00	10,850.00	(1,326.00)	15,254.00
48400 - Rental Income	399.50	450.00	(50.50)	1,850.51	2,350.00	(499.49)	4,000.00
48500 - Retail	176.41	500.00	(323.59)	1,354.08	1,900.00	(545.92)	3,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	-	-	5,981.00	-	5,981.00	-
Total Recreation Amenities Income	83,319.43	25,450.00	57,869.43	370,701.94	308,087.00	62,614.94	504,422.00
Total Operating Income	170,190.13	72,045.00	98,145.13	2,403,406.40	2,275,093.00	128,313.40	2,650,632.00

Operating Expense

Admin Service Expense

50000 - Payroll-Admin	28,521.36	30,967.92	2,446.56	199,290.94	216,775.44	17,484.50	371,615.00
50010 - Payroll-Overtime-Admin	8.10	83.33	75.23	96.00	583.31	487.31	1,000.00
50020 - Payroll Taxes-Admin	2,333.55	2,500.00	166.45	17,764.23	17,500.00	(264.23)	30,000.00
50100 - Health Insurance-Admin	4,970.45	5,104.17	133.72	39,763.60	40,833.32	1,069.72	61,250.00
50110 - Dental Insurance-Admin	338.61	341.67	3.06	2,370.27	2,391.69	21.42	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	345.66	350.00	4.34	600.00
50130 - SAR-SEP-Admin	1,504.22	1,416.67	(87.55)	10,418.13	9,916.69	(501.44)	17,000.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	11,200.00	9,800.00	(1,400.00)	16,800.00
50150 - Insurance-Workers Comp-Admin	148.56	125.00	(23.56)	1,141.88	875.00	(266.88)	1,500.00
50160 - Life Insurance-All	196.78	200.00	3.22	1,377.46	1,400.00	22.54	2,400.00
50190 - Payroll-Paychex	510.37	750.00	239.63	4,177.41	5,250.00	1,072.59	9,000.00
50195 - Misc (Admin Cafeteria Plan)	112.00	133.33	21.33	635.00	933.31	298.31	1,600.00
50200 - Office Supplies	415.62	583.33	167.71	3,234.05	4,083.31	849.26	7,000.00
50250 - Software Expense	2,233.00	2,291.67	58.67	18,990.12	16,041.69	(2,948.43)	27,500.00
50251 - Office Equip Repair/Tech Help	901.73	916.67	14.94	8,150.16	6,416.69	(1,733.47)	11,000.00
50260 - Equipment Leases	544.76	250.00	(294.76)	1,634.28	1,750.00	115.72	3,000.00
50300 - Postage	-	916.67	916.67	6,442.52	6,416.69	(25.83)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	291.69	291.69	500.00
50320 - Copies/Printing	-	83.33	83.33	-	583.31	583.31	1,000.00
50400 - Dues & Fees	30.00	145.83	115.83	314.00	1,020.81	706.81	1,750.00
50410 - Education-Seminars	870.65	708.33	(162.32)	4,850.66	4,958.31	107.65	8,500.00
50420 - Subscriptions	-	22.92	22.92	35.00	160.44	125.44	275.00
50500 - Gas/Mileage	-	16.67	16.67	-	116.69	116.69	200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50700 - Board Meetings/Discretionary	42.49	100.00	57.51	299.05	700.00	400.95	1,200.00
50710 - Online Elections	-	1,333.33	1,333.33	-	9,333.31	9,333.31	16,000.00
50900 - Misc. & Contingency	99.63	83.33	(16.30)	801.43	583.31	(218.12)	1,000.00
50950 - Advertisement	86.90	83.33	(3.57)	386.40	583.31	196.91	1,000.00
51000 - Audit	-	2,166.67	2,166.67	12,500.00	15,166.69	2,666.69	26,000.00
51100 - Legal	5,218.69	4,166.67	(1,052.02)	49,793.18	29,166.69	(20,626.49)	50,000.00
51200 - Legal-Collections	3,766.00	2,083.33	(1,682.67)	32,771.78	14,583.31	(18,188.47)	25,000.00
51201 - Legal-Collections-billed	(2,542.44)	-	2,542.44	(31,862.93)	-	31,862.93	-
51500 - Property Taxes	-	208.33	208.33	66.32	1,458.31	1,391.99	2,500.00
51510 - Income Tax	-	-	-	-	3,900.00	3,900.00	3,900.00
52000 - Insurance Deductibles	-	83.33	83.33	-	583.31	583.31	1,000.00
52010 - Master Insurance	-	-	-	46,919.15	50,000.00	3,080.85	70,000.00
53000 - Bank Charges	(20.00)	41.67	61.67	55.00	291.69	236.69	500.00
53010 - Credit Card Charges	1,696.12	1,166.67	(529.45)	7,917.12	8,166.69	249.57	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	58.31	58.31	100.00
53030 - Delinquent Account Expenses	68.02	1,666.67	1,598.65	468.02	11,666.69	11,198.67	20,000.00
Total Admin Service Expense	53,504.55	62,240.84	8,736.29	452,345.89	494,690.01	42,344.12	820,790.00
Community Standards Expense							
60000 - Payroll-DCS	21,169.17	23,916.08	2,746.91	158,747.75	167,412.56	8,664.81	286,993.00
60010 - Payroll-Overtime-DCS	28.32	250.00	221.68	692.47	1,750.00	1,057.53	3,000.00
60020 - Payroll Taxes-DCS	1,731.87	1,916.67	184.80	14,125.56	13,416.69	(708.87)	23,000.00
60100 - Health Insurance-DCS	5,947.55	3,925.00	(2,022.55)	29,737.75	31,400.00	1,662.25	47,100.00
60110 - Dental Insurance-DCS	368.72	316.67	(52.05)	2,219.60	2,216.69	(2.91)	3,800.00
60120 - Vision Insurance-DCS	51.28	41.92	(9.36)	311.91	293.44	(18.47)	503.00
60130 - SAR-SEP-DCS	973.29	1,041.67	68.38	6,096.19	7,291.69	1,195.50	12,500.00
60140 - HRA-Health Reimbursement-DCS	1,200.00	1,000.00	(200.00)	7,200.00	7,000.00	(200.00)	12,000.00
60150 - Insurance-Workers Comp-DCS	405.10	333.33	(71.77)	3,119.41	2,333.31	(786.10)	4,000.00
60200 - Office/Field Supplies/Expenses	90.00	356.00	266.00	372.36	2,583.00	2,210.64	4,500.00
60230 - Uniforms	320.50	40.00	(280.50)	320.50	287.00	(33.50)	500.00
60310 - DCS Copier	807.61	516.67	(290.94)	3,917.18	3,616.69	(300.49)	6,200.00
60320 - Printing Decs & Maps	-	133.33	133.33	295.69	933.31	637.62	1,600.00
60410 - Professional Fees	-	40.00	40.00	-	287.00	287.00	500.00
60430 - Training	-	125.00	125.00	69.00	875.00	806.00	1,500.00
60500 - DCS Vehicle Gas	204.13	208.33	4.20	958.82	1,458.31	499.49	2,500.00
60530 - Vehicle Exp-Sport S 63	13.00	62.50	49.50	427.73	437.50	9.77	750.00
60540 - Vehicle Exp-Sport SL 29	49.28	62.50	13.22	435.69	437.50	1.81	750.00
60700 - ECC Expenses	-	80.00	80.00	-	574.00	574.00	1,000.00
60900 - Contingency	-	40.00	40.00	-	287.00	287.00	500.00
60910 - Capital Expenditures	-	160.00	160.00	-	1,148.00	1,148.00	2,000.00
60930 - Community Enhancement	33,678.75	2,916.67	(30,762.08)	41,866.38	20,416.69	(21,449.69)	35,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Community Standards Expense	67,038.57	37,482.34	(29,556.23)	270,913.99	266,455.38	(4,458.61)	450,196.00
Property & Environment Expense							
61000 - Payroll-DPE	29,333.10	28,937.92	(395.18)	194,173.21	202,565.44	8,392.23	347,255.00
61010 - Payroll-Overtime-DPE	129.74	416.67	286.93	2,512.75	2,916.69	403.94	5,000.00
61020 - Payroll Taxes-DPE	2,408.17	2,333.33	(74.84)	17,373.23	16,333.31	(1,039.92)	28,000.00
61100 - Health Insurance-DPE	4,248.25	4,375.00	126.75	33,986.00	35,000.00	1,014.00	52,500.00
61110 - Dental Insurance-DPE	368.17	375.00	6.83	2,577.19	2,625.00	47.81	4,500.00
61120 - Vision Insurance-DPE	54.58	54.58	-	391.47	382.06	(9.41)	655.00
61130 - SAR-SEP-DPE	787.51	833.33	45.82	5,746.31	5,833.31	87.00	10,000.00
61140 - HRA-Health Reimbursement-DPE	1,000.00	1,000.00	-	7,800.00	7,000.00	(800.00)	12,000.00
61150 - Insurance-Workers Comp-DPE	736.08	500.00	(236.08)	5,649.10	3,500.00	(2,149.10)	6,000.00
61200 - Office/Field Supplies	-	41.67	41.67	23.17	291.69	268.52	500.00
61210 - Tools, Supplies Expense	705.57	666.67	(38.90)	3,601.48	4,666.69	1,065.21	8,000.00
61220 - Janitorial Supplies	155.83	250.00	94.17	943.55	1,750.00	806.45	3,000.00
61230 - Uniforms	246.62	125.00	(121.62)	246.62	875.00	628.38	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	-	875.00	875.00	1,500.00
61350 - Enforcement/Signage	1,578.79	1,000.00	(578.79)	8,091.96	5,500.00	(2,591.96)	10,000.00
61351 - Roadside Cleanup/Adopt a Street	-	50.00	50.00	100.00	200.00	100.00	300.00
61352 - Signage	291.07	250.00	(41.07)	291.07	1,500.00	1,208.93	2,000.00
61410 - Seminars/Training/CE	-	125.00	125.00	370.00	875.00	505.00	1,500.00
61500 - Vehicle-Gas	918.25	1,118.75	200.50	5,364.05	7,831.25	2,467.20	13,425.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	65.26	583.31	518.05	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	1,654.51	1,750.00	95.49	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	90.16	125.00	34.84	90.16	875.00	784.84	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	338.05	875.00	536.95	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	1,238.67	875.00	(363.67)	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	39.59	125.00	85.41	315.55	875.00	559.45	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	291.69	291.69	500.00
61590 - Kubota Tractor 2014	268.00	208.33	(59.67)	758.73	1,458.31	699.58	2,500.00
61600 - Facilities Maintenance	398.75	583.33	184.58	2,211.77	4,083.31	1,871.54	7,000.00
61601 - Equipment Maintenance	220.23	375.00	154.77	1,195.93	2,625.00	1,429.07	4,500.00
61602 - Trailer Maintenance	831.08	83.33	(747.75)	1,663.83	583.31	(1,080.52)	1,000.00
61603 - Boating Improvements	-	1,000.00	1,000.00	662.11	2,500.00	1,837.89	4,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	368.41	1,000.00	631.59	2,960.45	6,000.00	3,039.55	10,000.00
61605 - Fence Maint & Construction	216.54	208.33	(8.21)	473.64	1,458.31	984.67	2,500.00
61606 - Parks & Trails Expense	375.15	416.67	41.52	1,333.01	2,916.69	1,583.68	5,000.00
61610 - Consulting	-	250.00	250.00	-	1,500.00	1,500.00	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61620 - Fire Mitigation	394.20	1,916.67	1,522.47	6,398.02	13,416.69	7,018.67	23,000.00
61630 - Grass Seed/Fertilizer	-	500.00	500.00	6,436.48	2,500.00	(3,936.48)	3,500.00
61631 - Insect, Disease & Noxious Weeds	506.44	250.00	(256.44)	632.94	1,750.00	1,117.06	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	583.31	583.31	1,000.00
61633 - Weeds & Algae Control	3,377.19	2,083.33	(1,293.86)	13,531.70	14,583.31	1,051.61	25,000.00
61640 - Porta Potties	651.00	583.33	(67.67)	4,547.00	4,083.31	(463.69)	7,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	5,000.00	2,916.69	(2,083.31)	5,000.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	391.54	583.31	191.77	1,000.00
61900 - Misc & Contingency	16.96	-	(16.96)	27.65	-	(27.65)	-
61910 - Common Area Improvements-Repairs-Equip	-	500.00	500.00	901.25	2,500.00	1,598.75	5,000.00
61960 - Stocking & Food Chain	-	8,666.67	8,666.67	67,187.50	60,666.69	(6,520.81)	104,000.00
Total Property & Environment Expense	50,715.43	62,869.57	12,154.14	409,256.91	434,811.99	25,555.08	736,135.00
Community Lifestyle Expense							
62250 - Website-Front Steps	413.87	341.67	(72.20)	2,182.54	2,391.69	209.15	4,100.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	12,070.87	14,000.00	1,929.13	28,000.00
62800 - Community Activities & Events	822.02	5,000.00	4,177.98	2,113.16	8,250.00	6,136.84	20,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	291.69	291.69	500.00
62820 - Facilities-Clubhouse	50.97	208.33	157.36	591.43	1,458.31	866.88	2,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	875.00	875.00	1,500.00
62840 - Landscaping Clubhouse	-	41.67	41.67	-	291.69	291.69	500.00
62940 - Community Garden	126.64	375.00	248.36	1,549.18	1,875.00	325.82	3,000.00
Total Community Lifestyle Expense	1,413.50	6,133.34	4,719.84	18,507.18	29,433.38	10,926.20	60,100.00
Recreation Amenities Expense							
63000 - Payroll-DRA	25,091.66	23,988.42	(1,103.24)	177,650.84	167,918.94	(9,731.90)	287,861.00
63010 - Payroll-Overtime-DRA	63.18	83.33	20.15	205.35	583.31	377.96	1,000.00
63020 - Payroll Taxes-DRA	2,055.43	1,933.33	(122.10)	15,737.41	13,533.31	(2,204.10)	23,200.00
63100 - Health Insurance-DRA	2,548.95	2,625.00	76.05	20,391.60	21,000.00	608.40	31,500.00
63110 - Dental Insurance-DRA	214.48	216.67	2.19	1,501.36	1,516.69	15.33	2,600.00
63120 - Vision Insurance-DRA	35.76	37.50	1.74	250.32	262.50	12.18	450.00
63130 - SAR-SEP-DRA	514.66	391.67	(122.99)	1,998.28	2,741.69	743.41	4,700.00
63140 - HRA-Health Reimbursement-DRA	600.00	600.00	-	4,800.00	4,200.00	(600.00)	7,200.00
63150 - Insurance-Workers Comp-DRA	235.26	166.67	(68.59)	1,811.61	1,166.69	(644.92)	2,000.00
63200 - Supplies-Building	934.20	279.00	(655.20)	4,432.10	5,301.00	868.90	8,500.00
63210 - Supplies-Programs	1,379.67	1,500.00	120.33	4,944.03	8,350.00	3,405.97	10,000.00
63220 - Janitorial/Housekeeping	-	166.67	166.67	1,397.07	1,166.69	(230.38)	2,000.00
63230 - Uniforms	-	-	-	-	600.00	600.00	1,000.00
63250 - EZ Facility Software	588.88	395.83	(193.05)	3,859.76	2,770.81	(1,088.95)	4,750.00
63251 - Tech Help	-	41.67	41.67	-	291.69	291.69	500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63320 - Office Supplies/Printing	761.62	172.00	(589.62)	2,222.90	1,716.00	(506.90)	2,500.00
63400 - Dues/Subscriptions	-	20.83	20.83	80.00	145.81	65.81	250.00
63410 - Seminars/Training	-	-	-	681.00	1,100.00	419.00	2,200.00
63600 - Maintenance Building	2,950.65	1,500.00	(1,450.65)	6,715.05	10,500.00	3,784.95	18,000.00
63601 - Maintenance-Grounds & Parking	1,264.80	400.00	(864.80)	1,870.54	1,900.00	29.46	3,000.00
63602 - Maintenance-Pool	14,705.74	1,250.00	(13,455.74)	23,404.54	8,750.00	(14,654.54)	15,000.00
63800 - Pagosa Springs Porpoises Swim	241.55	83.33	(158.22)	3,249.54	583.31	(2,666.23)	1,000.00
63810 - Swim Lesson Expense	960.00	-	(960.00)	1,820.00	-	(1,820.00)	-
63900 - Misc & Contingency	-	41.67	41.67	-	291.69	291.69	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	345.87	2,916.69	2,570.82	5,000.00
63920 - Merchandise	30.78	166.67	135.89	311.62	1,166.69	855.07	2,000.00
64010 - Utilities-Gas Rec	3,650.41	2,500.00	(1,150.41)	25,970.11	21,500.00	(4,470.11)	38,000.00
64020 - Utilities-Electric Rec	3,517.18	3,000.00	(517.18)	20,697.55	21,000.00	302.45	36,000.00
64030 - Utilities-Water Rec	637.23	625.00	(12.23)	3,671.10	4,375.00	703.90	7,500.00
64040 - Utilities-Waste Control Rec	115.12	108.33	(6.79)	1,116.32	758.31	(358.01)	1,300.00
64050 - Irrigation Water Rec	44.98	-	(44.98)	44.98	-	(44.98)	-
64060 - Utilities-Alarm Rec	-	208.33	208.33	577.00	1,458.31	881.31	2,500.00
64070 - Utilities-TV-Telephone Rec	202.12	500.00	297.88	2,204.42	3,500.00	1,295.58	6,000.00
75050 - Irrigation Water	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
Total Recreation Amenities Expense	63,344.31	43,585.26	(19,759.05)	333,962.27	314,231.82	(19,730.45)	530,011.00
Utilities Expense							
70010 - Gas Admin	33.22	166.67	133.45	1,320.98	1,166.69	(154.29)	2,000.00
70020 - Electric Admin	288.27	333.33	45.06	(1,549.56)	2,333.31	3,882.87	4,000.00
70030 - Water Admin	166.83	341.67	174.84	800.76	2,391.69	1,590.93	4,100.00
70040 - Waste Control Admin	338.78	175.00	(163.78)	1,224.59	1,225.00	.41	2,100.00
71010 - Gas Shop	30.39	183.33	152.94	1,550.48	1,283.31	(267.17)	2,200.00
71020 - Electric Shop	60.57	166.67	106.10	991.78	1,166.69	174.91	2,000.00
71030 - Water Shop	65.25	100.00	34.75	391.53	500.00	108.47	800.00
71040 - Waste Shop	270.19	141.67	(128.52)	1,064.57	991.69	(72.88)	1,700.00
72010 - Gas Clubhouse	33.22	333.33	300.11	2,887.46	2,333.31	(554.15)	4,000.00
72020 - Electric Clubhouse	133.16	166.67	33.51	729.25	1,166.69	437.44	2,000.00
72030 - Water Clubhouse	517.97	300.00	(217.97)	889.34	1,000.00	110.66	2,000.00
73000 - Cellular Phones	374.67	250.00	(124.67)	1,942.35	1,750.00	(192.35)	3,000.00
73010 - Telephone-All Depts Except Rec	361.41	541.67	180.26	2,529.39	3,791.69	1,262.30	6,500.00
74000 - Street Lights	214.92	133.33	(81.59)	819.66	933.31	113.65	1,600.00
74010 - Water Other Assoc Lots	-	33.33	33.33	160.80	233.31	72.51	400.00
74020 - Aerator	-	916.67	916.67	6,021.90	6,416.69	394.79	11,000.00
74030 - Internet	345.50	333.33	(12.17)	2,300.31	2,333.31	33.00	4,000.00
Total Utilities Expense	3,234.35	4,616.67	1,382.32	24,075.59	31,016.69	6,941.10	53,400.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Operating Expense	239,250.71	216,928.02	(22,322.69)	1,509,061.83	1,570,639.27	61,577.44	2,650,632.00
Net Operating Income (Loss)	(69,060.58)	(144,883.02)	75,822.44	894,344.57	704,453.73	189,890.84	-

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Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	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	456.71	-	456.71	10,685.63	-	10,685.63	-
Total Trails Maintenance Income	456.71	-	456.71	10,685.63	54,000.00	(43,314.37)	54,000.00
Total Reserve Income	456.71	-	456.71	376,685.63	420,000.00	(43,314.37)	420,000.00
Reserve Expense							
Admin Service Expense							
53000 - Bank Charges	-	-	-	20.00	-	(20.00)	-
Total Admin Service Expense	-	-	-	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	-	-	-	64,317.73	78,375.00	14,057.27	78,375.00
84014 - Replace Air Unit - Rec Center	1,642.50	-	(1,642.50)	20,151.50	-	(20,151.50)	-
84019 - Greenbelt Fire Mitigation	-	-	-	-	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	25,876.84	43,472.00	17,595.16	44,007.84	43,472.00	(535.84)	43,472.00
84024 - Crawl Space Renovation	23,277.05	-	(23,277.05)	46,954.43	-	(46,954.43)	31,350.00
Total Reserve Expense	50,796.39	43,472.00	(7,324.39)	226,465.82	270,817.00	44,351.18	308,186.00
Total Reserve Expense	50,796.39	43,472.00	(7,324.39)	226,485.82	270,817.00	44,331.18	308,186.00
Net Reserve Income (Loss)	(50,339.68)	(43,472.00)	(6,867.68)	150,199.81	149,183.00	1,016.81	111,814.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	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	101.89	-	101.89	5,550.87	-	5,550.87	-
Total Capital Improvement Income	101.89	-	101.89	319,290.87	313,740.00	5,550.87	313,740.00
Total Capital Income	101.89	-	101.89	319,290.87	313,740.00	5,550.87	313,740.00
Capital Expense							
Capital Improvement Expense							
95005 - Improve Lake Facilities	396.93	5,000.00	4,603.07	20,681.83	35,000.00	14,318.17	60,000.00
95007 - Mailbox Improvements	66,760.00	-	(66,760.00)	74,760.00	-	(74,760.00)	-
95009 - Parking Lot - Rec Center	-	12,500.00	12,500.00	1,792.00	87,500.00	85,708.00	150,000.00
95010 - NVL Trail	-	20,000.00	20,000.00	-	140,000.00	140,000.00	240,000.00
Total Capital Improvement Expense	67,156.93	37,500.00	(29,656.93)	97,233.83	262,500.00	165,266.17	450,000.00
Total Capital Expense	67,156.93	37,500.00	(29,656.93)	97,233.83	262,500.00	165,266.17	450,000.00
Net Capital Income (Loss)	(67,055.04)	(37,500.00)	(29,555.04)	222,057.04	51,240.00	170,817.04	(136,260.00)

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Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Settlement Income							
41910 - Interest - Settlement	9.26	-	9.26	819.83	-	819.83	-
Total Settlement Income	9.26	-	9.26	819.83	-	819.83	-
Total Settlement Income	9.26	-	9.26	819.83	-	819.83	-
Net Settlement Income (Loss)	9.26	-	9.26	819.83	-	819.83	-
Net Total	(186,446.04)	(225,855.02)	39,408.98	1,267,421.25	904,876.73	362,544.52	(24,446.00)

DRAFT

Funds as of 7/31/23

**Each bank has a \$250,000 FDIC limit

EJ Operating		
Truist Bank	2,234.24	
Truist Bank	68,889.60	
		71,123.84
EJ Emergency - Operating		
Bank Baroda	124,751.25	
Truist Bank	124,800.00	
Fifth Third Bank	6,817.23	
		256,368.48
TBK Bank - Operating		
TBK Bank	250,000.00	
Pacific Western	85,269.32	
Raymond James	249,142.35	
		584,411.67
First Citizens bank - Operating		
First Citizens	94,421.73	
		94,421.73
First Citizens bank - ICS Operating		
Huntington National	79,282.28	
US Bank	248,444.93	
		327,727.21
EJ Capital Improvement		
Bmo Harris Bank	43,046.61	
Emigrant Bank	191,139.49	
Bokf National	246,500.00	
Fifth Third Bank	57,307.75	
Stifel Bank and Trust	227,066.20	
		765,060.05
EJ Reserves		
Fifth Third Bank	136,265.27	
State Street Bank	10,780.38	
Bmo Harris Bank	194,379.49	
Santander Bank	204,471.10	
		545,896.24
EJ Trails Maint. Reserve		
Truist Bank	32,208.74	
State Bk India	209,748.00	
		241,956.74
First Citizens bank - CDARS - Reserve		
Pinnacle Bank	64,500.00	
Western Alliance Bank	235,500.00	
		300,000.00
EJ Settlement		
State Street Bank	13,215.64	
Fifth Third Bank	52,926.98	
Bmo Harris Bank	9,073.90	
		75,216.52

Summary of totals at each bank

Bank Baroda	124,751.25
Bmo Harris Bank	246,500.00
Bokf National	246,500.00
Emigrant Bank	191,139.49
Fifth Third Bank	253,317.23
First Citizens	94,421.73
Huntington National	79,282.28
Pacific Western	85,269.32
Pinnacle Bank	64,500.00
Raymond James	249,142.35
Santander Bank	204,471.10
State Bk India	209,748.00
State Street Bank	23,996.02
Stifel Bank and Trust	227,066.20
TBK Bank	250,000.00
Truist Bank	228,132.58
US Bank	248,444.93
Western Alliance Bank	235,500.00

DEPARTMENT OF PROPERTY AND ENVIRONMENT

AUGUST, 2023 BOARD REPORT

By Larry D. Lynch

- Lakes and Fisheries** – All four lakes are in fair condition, the recent heat wave has brought water temperatures up into the mid 70's, seeing some generally minor algae issues on the lakes and have been treating as necessary for control. Hatcher Lake continues to drop as water demand in the community is high. The lower lake levels have remained relatively full as water continues to come in from Steven Reservoir. The fishing has slowed quite a bit in recent weeks although we are still seeing fairly good success for trout and have been seeing good success on bass. In fact anglers are reporting success on 5 pound plus bass in several lakes recently.
- DPE Projects** – The DPE crew has been extremely busy over the past several weeks working on a number of projects. The brush collection area continues to be heavily utilized the past few weeks and the guys have been running the chipper regularly the first part of every week. Additionally, we have set aside an hour every Thursday morning to load wood chips into owners trucks and trailers and have actually made a large dent in the wood chip piles. The DPE crew did site prep work at Hatcher Lake and Lake Pagosa in preparation of two new budgeted vaulted toilet buildings due to be delivered later this month (the 23rd). This month the crew will be constructing 60-foot concrete pad at the new Highland park mailbox location where a new 20 foot wide by 135 foot paved pull-around was constructed; doing additional fence maintenance in the northerly subdivisions where cattle will be moving later this month; mowing operations on trails and facilities; work in the community gardens (irrigation upgrades and patio construction). Have been continuing with noxious weed control efforts as well, working with about 20 different private owners to help control weeds on their property's as well as efforts on Association properties such as a few trouble spots near the lakes, Rec Center property and along the trails and open spaces.
- Dam Inspections** – The State dam safety engineer, Matt Gavin will be here in September to perform annual dam inspections at Hatcher, Pagosa and Village Lake Dams. We will be working to make sure all of our annual maintenance is completed including work on the outlet areas, toe drains and spillways as well as mowing and weed control. We will plan to operate the gate valves and outlet works at that time as well.
- Greenbelt Thinning**- Mike Kukuk (Kukuk Tree Service contractors) will be starting work in 3 Pagosa Highland greenbelt tracts early this month, utilizing CSFS Zone II and III standards to clump and remove understory fuels in the selected tracts. One of the tracts is a large hillside situated between Cimarrona Cir and Hills Cir and has a large amount of poor condition and thick oak brush, most of that will be removed and trees will all be

pruned to 10-12 feet. Later in the month he will start work on Tract F, the large 40-acre tract in Martinez Mt where 3 large target areas have been identified for brush removal and clumping and a large target area has been prescribed fairly heavy tree removals to create spacing. Much of the tree cover in here is a pole pine, 6-12 inch Ponderosa Pines growing in a thick stand with little or no spacing. Potentially a couple hundred small trees will be removed and the plan is to bring the limbed and bucked trunks down to an area near the road (N Pagosa Blvd), stacked and staged and given away as free firewood for owners.

DRAFT



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

Attendance report for July	2023
Timeshare Sign Ins	4,284
Member Sign Ins	7,099
Total User Attendance	11,383
Programs and Activities Attendance	
All programs in Aerobics Room	196
Water Aerobics	206
Racquetball	415
Basketball	417
Lap Lane	1,001

Manager's Summary:

- The PLPOA Rec Center got hit hard in July. July of 2022, we had a total attendance of 9,886. Out of the 9,886 check-ins, 4,152 were Wyndham guests and 5,734 being PLPOA Residents. This year we had a total of 11,383 check-ins for the month of June. Out of the 9,337 check-ins, 4,284 were Wyndham guests and 7,099 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.
- The Crawl Space project has been completed. All leaks have been fixed, mold has been taken care of and the new vapor barrier has been installed.
- 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.
- 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.
- Starting in September we will be starting swim team again. Just two days out of the week.
- I will be starting a new program called, Swim Team Prep. This program is for kids who can swim but need some help with strokes and learning how to read workouts.
- 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.

July 2023, Department of Community Standards Report

By Keith Cramer

- There are 26 open violations, as of August 2nd.
- We have opened 16 & closed 24 violations this past month. Compliance has been achieved.
- There are 340 current open project permits as of August 2nd.
- There were 22 Short Term Rental applications submitted since July 6th.
 - 0 new owners of existing Short Term Rental properties.
 - 18 annual renewals of existing registered STR properties.
 - 4 new registrations of STR properties not previously registered.

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Active violations 8/2/23

XN	Type	Step	Details	Property Address
35699	Violations	Second Notice of Violation	Building / Construction - Deviating From Plans - D7. ECC Approval for Modifications	
160094	Violations	Fine Appeal Denied	Violation of the Project Agreement/PPP - garage 1st	
176326	Violations	Notice of Violation	Parking - Parking in the Grass - E 4. Parking	
185146	Violations	Second Notice of Violation	Architectural - Storage of Construction Materials	
185147	Violations	Second Notice of Violation	Unightly - Tires - F 9. Property Maintenance	
185148	Violations	Second Notice of Violation	Unightly - Improper Storage of Household Furniture	
185152	Violations	Notice of Violation	Signs - Advertising - F4. Signs / Advertising	
185153	Violations	Second Notice of Violation	Unightly - Improper Storage of Appliances	
185220	Violations	Second Notice of Violation	Vacation Rentals - Failure to Register	
198716	Violations	Notice of Violation	Parking - Parking in the Grass	
228016	Violations	Courtesy Notice	Rubbish and Debris - Branches/Tree Limbs	
228018	Violations	Courtesy Notice	Landscaping - General Yard Maintenance	
228023	Violations	Notice of Violation	Building / Construction - Expired Permit	
228033	Violations	Courtesy Notice	Vehicle Parking - Commercial Vehicle	
232100	Violations	Notice of Violation	Vehicle Parking - Parking in the Grass	
236232	Violations	Courtesy Notice	Landscaping - General Yard Maintenance	
236241	Violations	Courtesy Notice	Vehicle Parking - Parking in the Grass	
236262	Violations	Courtesy Notice	Rubbish and Debris - Branches/Tree Limbs	
240299	Public Safety & Health	Notice of Violation	Public Safety - Vacation Rentals - Boating/Fishing no license	
240300	Violations	Notice of Violation	Established Rules for Fishing, Boating and Lakes - Cleaning Fish on Shore	
240306	Violations	Notice of Violation	Building / Construction - Project Permit Process Violation	
240308	Violations	Courtesy Notice	Landscaping - General Yard Maintenance	
240331	Violations	Notice of Violation	Building / Construction - Project Permit Process Violation	
240361	Violations	Notice of Violation	Rubbish and Debris - Construction Material	
240366	Violations	Notice of Violation	Building / Construction - Project Permit Process Violation	
240367	Violations	Notice of Violation	Building / Construction - Project Permit Process Violation	

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Violations opened 7/6/23 - 8/2/23

XN	Type	Details	Property Address
228016	Violations	Rubbish and Debris - Branches/Tree Limbs -	
228018	Violations	Landscaping - General Yard Maintenance - F9. Property Mainte	
228023	Violations	Building / Construction - Expired Permit -	
228033	Violations	Vehicle Parking - Commercial Vehicle -	
232100	Violations	Vehicle Parking - Parking in the Grass -	
236232	Violations	Landscaping - General Yard Maintenance - F9. Property Mainte	
236241	Violations	Vehicle Parking - Parking in the Grass - E4. Parking	
236262	Violations	Rubbish and Debris - Branches/Tree Limbs - F9. Property Maint	
240299	Public Safety & Health	Vacation Rentals - Boating/Fishing - no license	
240300	Violations	Established Rules for Fishing, Boating and Lakes - Cleaning Fish	
240306	Violations	Building / Construction - Project Permit Process Violation -	
240308	Violations	Landscaping - General Yard Maintenance - F9. Property Mainte	
240331	Violations	Building / Construction - Project Permit Process Violation -	
240361	Violations	Rubbish and Debris - Construction Material - F9. Property Main	
240366	Violations	Building / Construction - Project Permit Process Violation -	
240367	Violations	Building / Construction - Project Permit Process Violation -	

DRAFT

Violations closed 7/6/23 - 8/2/23

XN	Step	Details	Property Address
223687	Resolved	Landscaping - General Yard Maintenance - F9. Property Maintenance	
223735	Resolved	Recreational Areas - Camping Beyond Time Limit -	
223750	Resolved	Recreational Areas - Fishing Without a Permit -	
223751	Resolved	Recreational Areas - Invalid permit -	
227986	Resolved	Building / Construction - Project Permit Process Violation	
232051	Resolved	Noise - General	
232053	Resolved	Unightly - Improper Storage of Miscelaneous -	
232054	Resolved	Repetative Nuisance -	
232055	Resolved	Unightly - Improper Storage of Appliances	
232056	Resolved	Vehicle Parking - Parking in the Grass -	
232057	Closed	Landscaping - General Yard Maintenance -	
232058	Resolved	Vehicle Parking - Parking in the Grass	
232066	Resolved	Vehicle Parking - Inoperable Vehicle	
232067	Resolved	Vehicle Parking - Parking in the Grass	
232068	Resolved	There is a mini fridge dumped in the front of the property	
232069	Resolved	Unightly - Constructions Materials Improperly Stored	
232070	Resolved	Unightly - Improper Storage of Household Furniture	
232071	Resolved	Unightly - Improper Storage of Miscelaneous	
232072	Resolved	Repetative Nuisance -	
232095	Resolved	Unightly - Improper Storage of Appliances	
232096	Resolved	Vehicle Parking - Parking in the Grass	
232097	Resolved	Vehicle Parking - Commercial Vehicle	
232098	Resolved	Land Use and Improvements - Campers & RVs	
240330	Resolved	Noise - Construction - F10. Obnoxious, Offensive, Illegal Activities	

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**Pagosa Lakes Property Owners Association
Lifestyle and Communications Report
Aug 10, 2023
Jenifer Pitcher**

Lifestyle:

- **UPCOMING LIFESTYLE OFFERINGS, EVENTS & HAPPENINGS**

- Laser Light Shows: Aug 11
- Ecstatic Dance: Aug 18
- 8/19 What'SUP triathlon
- 9/16 Patsy Cline Tribute
- 9/20 Fall Flea Market

Today < > August 2023 Month

SUN 30	MON 31	TUE Aug 1	WED 2	THU 3	FRI 4	SAT 5	
	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 1pm Canasta - North Room ● 5:30pm Essentials 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with J ● 11:30am Card Group ● 6pm Hearing Panel 	<ul style="list-style-type: none"> ● 9am Advanced Line Dancing ● 1pm Canasta - North Room 	<ul style="list-style-type: none"> ● 8:30am ECC Meeting ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with J <p>3 more</p>	<ul style="list-style-type: none"> ● 11am Outdoor Yoga w/ Hope ● 11:30am Card Group ● 12pm Friday Bridge Group 		
6	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 12pm Monday/Thursday Bridge ● 1pm Canasta - North Room <p>2 more</p>	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with J ● 11:30am Card Group <p>2 more</p>	<ul style="list-style-type: none"> ● 9am Advanced Line Dancing ● 1pm Canasta - North Room ● 1pm Games Group <p>2 more</p>	<p>Hold</p> <ul style="list-style-type: none"> ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with J <p>4 more</p>	<ul style="list-style-type: none"> ● Laser Light Show ● 11am Outdoor Yoga w/ Hope ● 11:30am Card Group ● 12pm Friday Bridge Group 	<ul style="list-style-type: none"> ● Private rental 	
13	<ul style="list-style-type: none"> ● 12:30pm Spiritual Experiences 	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 12pm Monday/Thursday Bridge ● 1pm Canasta - North Room <p>2 more</p>	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with J ● 11:30am Card Group <p>3 more</p>	<ul style="list-style-type: none"> ● 9am Advanced Line Dancing ● 11:15am Doms ● 1pm Canasta - North Room <p>2 more</p>	<ul style="list-style-type: none"> ● 8:30am ECC Meeting ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with J <p>4 more</p>	<ul style="list-style-type: none"> ● 11am Outdoor Yoga w/ Hope ● 11:30am Card Group ● 12pm Friday Bridge Group ● 7pm Ecstatic Dance 	<ul style="list-style-type: none"> ● hold ● Tentative date for What'SUP Tri ● 10am Annual Condo Assoc me
20	<ul style="list-style-type: none"> ● 8am Clean up by noon 	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 12pm Monday/Thursday Bridge ● 1pm Canasta - North Room <p>2 more</p>	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with J ● 11:30am Card Group <p>3 more</p>	<ul style="list-style-type: none"> ● 9am Advanced Line Dancing ● 1pm Canasta - North Room ● 1pm Games Group 	<ul style="list-style-type: none"> ● 8:30am Tai Chi chih ● 10am Clubhouse fitness with J ● 11:30am Card Group <p>2 more</p>	<ul style="list-style-type: none"> ● 11am Outdoor Yoga w/ Hope ● 11:30am Card Group ● 12pm Friday Bridge Group 	<ul style="list-style-type: none"> ● Private rental
27	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 12pm Monday/Thursday Bridge ● 1pm Canasta - North Room <p>2 more</p>	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with J ● 11:30am Card Group <p>2 more</p>	<ul style="list-style-type: none"> ● 9am Advanced Line Dancing ● 1pm Canasta - North Room ● 1pm Games Group 	<ul style="list-style-type: none"> ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with J ● 11:30am Card Group <p>2 more</p>	<ul style="list-style-type: none"> ● Private Party ● 12pm Friday Bridge Group 	<ul style="list-style-type: none"> ● HOLD 	
					Sep 1	2	



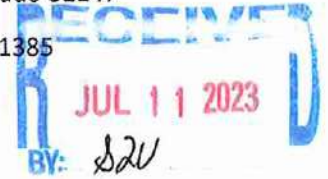
ARCHULETA COUNTY
COLORADO

Archuleta County, Development Services

1122 Hwy 84, PO Box 1507

Pagosa Springs, Colorado 81147

Office 970-264-1385



Lot Consolidation Utility Notification Letter

Date 7/8/23

Dear Utility Company/HOA/POA: The owner of Lot 160 and 161 in Lake Hatcher Park Subdivision, are proposing by resolution to consolidate two (2) lots to become lot 160X, 31 Birch Bay 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 8/8/23, 2023 (a minimum of 30 days from the date of mailing).

Lot 160 + Lot 161
31 Birch Bay Ct
Coupled lots
Nothing owed
+ no violations
No Fee
7277824

Sincerely,

Evelyn Serna

Evelyn Serna
c/o 31 Birch Bay Ct. LLC.



ECC Liaison Report -July2023

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

DESCRIPTIONS	Month of	YTD	Totals
	JULY	2023	2022
Construction of new Single Family Residential and Modular Home	7	33	69
Mobile /Manufactured New or used placement	0	0	5
Major Projects (200 sq ft or larger)	4	28	53
Minor Projects (199 sq ft or smaller)	26	115	226
Fences	8	41	94
Owner initiated Variance Request	1	6	8
Solar	15	18	17
Boat Dock Permit / liscense	0	0	7
Sign/ Banner permanent and temporary	0	1	2
Seasonal and Temporary structures	0	5	27
Written Request: Tree Removal/Fire Mitigation)	10	44	126
Written Request:Extensions/Revisions	27	171	255
Written Request: Miscellaneous	11	42	92
Construction of new Commercial Structure	0	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	111	513	981
Approval Details			
TOTAL APPROVED APPLICATIONS	110	509	955
Approved Single Family residences	7	32	68
Approved Manufactured homes	0	0	5
Approved Multi-Family Count (all types)	0	1	0
Approved Commercial	0	1	1
Approved Variance	0	4	3
As Form Inspection Additions			
As Form inspection for new residence	5	23	46
As Form inspection for Mobile/ Manufactured	0	0	2
Addition of concrete inspection for Major	2	11	5
Addition of concrete inspection for Minor	0	1	1

ECC Liaison Report -July2023

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
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

Minutes of the Parks, Trails and Outdoor Recreation Committee Meeting

Monday, July 24, 2023

The meeting was called to order at 5 pm at PLPOA Vista Conference room. Present were committee members Russ Durrer, Dennis Medina, Ken Wilbert and Lisa Foss. Staff present was Larry Lynch, DPE Manager and Allen Roth, GM.

The committee reviewed the minutes of the previous meeting and discussed the greenbelt field trip in early June.

The committee then discussed the continued assessment and progress of updating the 2013 Parks and Trails Master Plan and continued discussions of a master list of future park and trail improvement projects with costs for the board to consider in future capital improvement planning and budgeting. Currently around 9 trail projects and 2 park projects are described in the list, several of which are uncompleted projects from the 2013 Master Plan and several would be considered new projects in the overall park and trail development of the community. New projects could include extending the North Pagosa Blvd trail north to Apsenglow Blvd and extending the Park Ave trail from Holiday Ave to Cloudcap Ave for example. The committee agreed that a fairly solid list of potential long range capital projects could be attained before the end of September.

Lynch updated the committee on the progress of the Northlake Ave trail project, currently set to begin construction in the coming days.

Lynch also gave the committee an overview of the greenbelt wildfire mitigation work and the possibility that such work could open up some greenbelts to additional park uses and development, clearing brush and undergrowth and thinning trees.

Allen described to the committee the fact that the board was working with the CDC and the county on a possible grant that could help fund some affordable housing in the Chris Mt II area and that the grant could include some funds to develop a park and a bus stop in the area. The committee had taken a field trip to these greenbelts a few weeks prior and were familiar with the layout and the ground in the area. Allen asked the committee for future input on the development of the potential park including amenities and location.

**RESOLUTION 2023-4
OF THE BOARD OF DIRECTORS
OF
PAGOSA LAKES PROPERTY OWNERS' ASSOCIATION
Replacing Resolution 2022-13
(Confirming Depository Relationships)**

RESOLVED, That the Pagosa Lakes Property Owners Association, Inc., Pagosa Springs, Colorado, a Colorado non-profit corporation, does hereby designate TBK Bank, Edward Jones, and First Citizens Bank (hereinafter "Financial Institutions"), as depositories for the funds of this corporation in its various enumerated accounts. The Financial Institutions be and are hereby authorized to accept for credit to this corporation and/or for collection any and all bills and notes payable to the corporation or in which it may have an interest when endorsed in the name of this corporation in writing, by rubber stamp or otherwise, with or without a designation of the party making such endorsement. All transactions in connection therewith shall be governed by the conditions, rules, regulations, customs and practices now or hereafter adopted or practiced by the Financial Institutions or Clearing House Association, including but not limited to those that, as hereinafter specified, the following are officers of this corporation who have been duly and regularly elected and/or appointed on the accounts, certificates of deposit, or safe deposit boxes, so indicated:

1. _____
Dan Mayer, President
2. _____
Lars Schneider, Vice-President
3. _____
Monte Whitman, Secretary
4. _____
Chris Tanner, Treasurer
5. _____
Allen Roth, General Manager

AND THAT any two of the above-named persons are hereby authorized to withdraw said funds from said PLPOA depository on the check of the corporation or by endorsement on Certificates of Deposit, signed as aforesaid and that the said persons are authorized to withdraw funds and/or contents of safe deposit boxes and they are hereby authorized to endorse and receive payment of bills and notes payable to the corporation, and the said Financial Institutions are hereby authorized to pay any such instruments so signed by endorsed and presented to it for payment; and

BE IT FURTHER RESOLVED, that the said authority hereby conferred shall be in full force until written notice of the revocation or replacement thereof by the Board of Directors of this corporation shall have been received by said depository and that the Secretary be and is hereby authorized and directed to deliver to the Financial Institutions a certified copy of this resolution and to certify to the Financial Institutions the true

and correct signatures of the above-named officers.

LIMITATIONS ON SIGNATURES: Any two (2) signatures are required.

SECRETARY'S CERTIFICATE: I, Monte Whitman do hereby certify that I am the duly appointed, qualified and acting Secretary of the Pagosa Lakes Property Owners Association of Pagosa Springs, Archuleta County, Colorado, a non-profit corporation organized and existing under and by virtue of the law of the State of Colorado, and I further certify that the foregoing is a full, true and correct copy of a Resolution adopted at a regular meeting of the Board of Directors of the corporation held on the 10th of August 2023, at which a quorum of the said Board were present and acting. I further certify that said Resolution is in full force and effect and has not been vacated or set aside and that the signatures of the respective officers of said corporation appearing on this document are the true signatures of the respective officers whose signatures they purport to be:

TAX IDENTIFICATION NUMBER: 84-0711564

ATTEST:

Secretary of the Board

President of the Board

DRAFT

CAPITAL IMPROVEMENT PLAN PROPOSED UPDATE - ADMIN 7/31/23

Capital Improvement Plan

PROJECT	Capital Fund	2023	2024	2025	2026	2027	2028	NOTES
Vista Greenbelt Trail to Gas Line	Parks & Trails			20,000				
North Lake Trail-N. Pagosa -Holiday	Parks & Trails	260,000						
N. Pagosa Trail Connection to 160	Parks & Trails				50,000			
Extend Trail -Lake Forest-Aspenglow	Parks & Trails					430,000		
Extend Trail - Park Ave. -Holiday	Parks & Trails						350,000	
Rec Center Parking Additional Lot	Recreation	148,208						
Rec Center Multi-Purpose Field	Recreation		300,000					
Rec Center Pavilion	Recreation			125,000				
Hatcher Lake Restroom Building	General	19,318						Remaining from prior year moved to 2023 by Board request
Lake Pagosa Restroom Building	General	60,000						
Mailbox Improvement - Vista	General		219,000					
Concrete Lake Hatcher Boat Ramp	General			25,000				
Village Lake Boat Ramp Improve	General				50,000			
TOTALS (with inflation factor applied)		509,465	566,761	193,998	119,252	535,858	455,791	\$2,381,125.20

CAPITAL IMPROVEMENT FUND BALANCE AS OF 7/31/2023

TOTAL FUNDS -includes NVL settlement fund	\$834,702							
Annual Transfer		-	313,740	313,740	313,740	313,740	313,740	
TOTAL - BALANCE, TRANSFERS & FUNDING	\$834,702	\$325,237	\$72,216	\$191,958	\$511,446	\$289,327	\$147,276	

ACTION NOTES

2025 - Transfer of \$125,000 from Emergency fund to capital fund				125,000				
TOTAL WITH ACTION NOTES		\$325,237	\$72,216	\$316,958	\$511,446	\$289,327	\$147,276	

INFLATION FACTOR 4.50%

Additional projects to consider:

PROPOSED UPDATES TO CAPITAL FUNDING PLAN

GENERAL CAPITAL PROJECTS

PROJECT	NEW OR EXISTING	FUNDING LISTED IN	COMMITTEE PRIORITY	ESTIMATE LISTED IN PLAN	ESTIMATE SUBMITTED	NOTES
Mailbox Improvement - Vista	Existing	2024	1	\$219,000	\$219,000	estimate several years old
Maintenance Shop Fence	Existing		2		\$40,000	
Endless Pools	Existing		3		\$875,000	
Pickleball Courts	New		4			
Clubhouse addition for storage	Existing		5		\$160,000	
				\$219,000	\$1,294,000	

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PROPOSED UPDATES TO CAPITAL FUNDING PLAN

LAKES FISH BOAT COMMITTEE

PROJECT	NEW OR EXISTING	FUNDING YEAR LISTED IN PLAN	COMMITTEE PRIORITY	ESTIMATE LISTED IN PLAN	ESTIMATE SUBMITTED	NOTES
Install concrete boat ramp at Hatcher	Existing	2025	1	\$25,000	\$25,000	
Village Lake Boat Ramp improvements	Existing	2026	2	\$50,000	\$50,000	
Construct restroom building on Lake Forest	New		3		\$60,000	
TOTAL				\$75,000	\$135,000	

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PROPOSED UPDATES TO CAPITAL FUNDING PLAN
 RECREATION COMMITTEE

PROJECT	NEW OR EXISTING	FUNDING LISTED IN	COMMITTEE PRIORITY	ESTIMATE LISTED IN PLAN	ESTIMATE SUBMITTED	NOTES
Construct Parking area for outside facilities	New	2023	1	\$150,000	\$150,000	In design and specification stage
Construct Pavilion	New	2025	3	\$125,000	\$105,000	
Construct Multi-purpose sports field	New	2024	2	\$300,000	\$375,000	Estimate for artificial turf is \$900,000
TOTAL				\$575,000	\$630,000	
				\$1,175,000		with artificial turf

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Reserves at 8/1/23

Cash and CDs

EJ - Cash	\$ 318,148.09
EJ - CD maturity 9/15/23	\$ 204,471.10
CIT - CDARS maturity 3/28/24	<u>\$ 300,000.00</u>

Total Cash and CDs: \$ 822,619.19

Remaining budgeted expenses 2023

84001 - Exercise Equipment	\$ 6,440.68
84019 - Greenbelt Fire Mitigation	\$ 30,000.00
84020 - Paint & siding - Clubhouse	\$ 9,985.00
84021 - Exterior - Shop	<u>\$ 6,019.00</u>

Remaining budgeted expenses: \$ 52,444.68

Cash and CDs remaining: \$ 770,174.51

less CIT - CDARS maturity 3/28/24 \$ (300,000.00)

Edward Jones cash and CD \$ 470,174.51

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