



**Board of Directors Regular Meeting
October 12, 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**

September 14, 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 September 2024 Meeting Minutes
 - b. Lakes, Fish & Boat Committee
 - c. Parks and Trails Committee
- 9. Unfinished Business**
 - a. South Village Lake Lease Agreement - Discussion
- 10. New Business**
 - a. 2024 Budget - 1st Draft
 - b. Joint Session Agenda Items - Discussion
- 11. Board Correspondence**
- 12. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 13. Adjournment**



Board of Directors Regular Meeting

September 14, 2023 6pm

Pagosa Lakes Administration Building

MINUTES

Board Attendees: Dan Mayer, President

Lars Schneider, Vice President

Chris Tanner, Treasurer

Directors: Ericka Bailey, Pat Moore

Absent: Monty Whitman and Wade Lundy

Both submitted proxies

Staff: Allen Roth GM, Katie Benoit CT

Larry Lynch DPE, Keith Cramer DCS

Ryan Graham RA

Jen Pitcher Lifestyles

Candace Selk Barnes, Recording Secretary

Owners/Guests: L. Lee, E. Lashbrooke, B. Lamberson, B. Linder, I. King, L. Moore

via ZOOM: M. Bailey, E. Dwyer, L. Morrison

1. **Call to Order** @ 6:04 pm by President Mayer with reminder audio or video recording is prohibited.
2. **Verification of Quorum by Board VP Schneider**
 - a. Approval of Agenda Motion to approve agenda by Bailey, 2nd Schneider. Unanimous with proxies.
3. **Approval of the minutes**

Motion to approve August 10, 2023 Regular Meeting of the Board Minutes by Bailey, 2nd Schneider. Unanimous with proxies.
4. **Disclosures of Conflicts: NONE**
5. **Grant Presentation Update by CDC Executive Director Emily Lashbrooke on Chris Mtn. II**

Power Point presentation by Lashbrooke. Asked that PLPOA waive fees, Mayer replied that will be on NEW Business for October Reg Session agenda. Also request for letter of support by PLPOA for Capital Funding grant for fiber to be extended to Hatcher area, Roth to prepare ASAP.
6. **Owner/Member comments: NONE**
7. **Staff Reports:**
 - a. General Manager's Report -stands as submitted.
 - b. Treasurers Report: Board Treasurer Tanner reported \$205K CD matures tomorrow.

Motion by Tanner to NOT rollover the \$205K CD but to keep as a liquid asset in cash account. 2nd by Moore. Passed.
 - c. Department of Property & Environment Report- as submitted. DRE Mgr Lynch stated the fire mitigation projects for 2023 will be completed tomorrow under budget. Mayer gave kudos to the entire DP&E staff for the incredible amount of projects that have been completed "in house" so far this year with tremendous savings to the association.
 - d. Department of Recreation Amenities Report as submitted. Swim Lessons kicked off with 40 kids participating. After school program struggling with district bus driver shortage.
 - e. Department of Community Standards Report as submitted. Mayer stated his appreciation to staff in working with owners to reach compliance.
 - f. Lifestyle Report as submitted. Reminder of upcoming Patsy Cline concert, New Owner Orientation and



encouraged sponsorship of Christmas Extravaganza; both TBK Bank and Mountain Men have committed.

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

8. **There are 2 lot Consolidations up for review.** Motion to approve by Moore, 2nd by Tanner, Unanimous with both proxies. Noted that currently coupled lots will not be charged the Consolidation Fee.
9. **Committee Reports:**
10. ECC Liaison Report August 2023 Meeting Minutes presented by Liaison Bailey. Unanimous with both proxies.

Motion to accept Committee Report by Schneider, 2nd Moore. Unanimous with both proxies.

11. Unfinished Business

- a. Purchase of RU Unit & Contract – New proposal received from Timberline Framers. “Cost plus Contract” lengthy discussion followed.

Motion for GM Roth to pursue engaging TFI as contractor also authorized GM Roth to work on purchase of the equipment now because of long lead time and bring to October Reg Session of the Board by Mayer, 2nd by Schneider. Passed.

- b. Resolution 2023-05 (replace 2020-09) Lot Consolidations / Coupling

Motion to approve Resolution 2023-05 replacing 2020-09 by Bailey, 2nd by Moore. Unanimous with proxies.

- c. Park Meadows – Associate Membership – update by Roth. Discussion followed.

Motion to reject granting Associate Membership for use of amenities by Park Meadow owners by Schneider 2nd by Moore. Passed.

- d. South Village Lake Lease Agreement

Motion to table discussion pending further historical information by legal by Mayer, 2nd by Bailey. Passed.

- e. Approval of Update Capital Improvement Plan – based on work session; changes were made.

Motion to approve the updated Capital Improvement Plan by Moore, 2nd by Schneider. Unanimous with proxies.

12. New Business

- a. 1117 Cloud Cap – Lot line adjustment – B. Pitcher representing owner presented proposal for land swap. Discussion followed. Owner will pay costs related to replat adjustment.

Motion to grant even swap/replat with straight line for drive by Bailey, 2nd by Schnieder. Passed.

- b. Reserve Fund – New Study Scenario with following options:

- i. Funding plan at \$10 per annum dues increase thru 2033
- ii. Funding plan at \$15 per annum dues increase thru 2033
- iii. 2023 Project Summary

Discussion ensued regarding scenarios, Owner Lee suggested Rec Ctr membership increase.

Board directed GM Roth to prepare 1st draft of 2024 budget with a \$15 dues increase applied to Reserves.

- c. Human-Bear Conflict Reduction Grant Award – Create Ad-Hoc Committee

Motion to create Ad-hoc Committee to meet grant requirements by Bailey, 2nd by Tanner. Unanimous with proxies.

Director Bailey volunteered to be Board Liaison.

13. Owner/Member comments-NONE

14. Adjournment – Motion to adjourn @ 8:34 pm by Bailey, 2ndTanner. Passed.

Respectfully submitted: _____

Monte Whitman, Board Secretary

Candace Selk Barnes Recording Secretary

INTEROFFICE MEMORANDUM

TO: CHRIS TANNER

FROM: KATIE BENOIT

SUBJECT: ACCOUNTING NOTES FOR SEPTEMBER 2023.

DATE: September 30, 2023

As of September 30, 2023, the Association has received \$1,788,600 or 98.7% of the total billed 2023 regular assessments of \$1,812,900. For the same period in 2022, the collections were approximately \$1,612,000 or 96.7% of the total of \$1,667,325 billed.

Certificates of Deposit as of September 30, 2023:

MATURITY	RATE	VALUE	FUND
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 9/30/2023

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$494,820.15			\$494,820.15
11540 - First Citizens Bank Operating	\$62,414.34			\$62,414.34
11541 - First Citizens Bank Sweep - Operating	\$221,305.80			\$221,305.80
12100 - Edward Jones Operating	\$71,063.79			\$71,063.79
12110 - Edward Jones Emergency Fund	\$256,156.36			\$256,156.36
12200 - Edward Jones Capital Improvement		\$750,228.66		\$750,228.66
13820 - Edward Jones Reserves			\$678,946.13	\$678,946.13
13841 - First Citizens Bank Reserves - CDARS			\$300,000.00	\$300,000.00
13850 - Edward Jones Trails Maintenance Reserves			\$234,373.46	\$234,373.46
14000 - Accounts Receivable	\$109,992.65			\$109,992.65
14900 - Allowance for Doubtful Accounts	(\$59,648.91)			(\$59,648.91)
15100 - Accts Rec.-Employee Dep Health	\$2,473.13			\$2,473.13
15200 - Accts Rec.-Prepaid Legal	\$15.95			\$15.95
15300 - Accts Rec.-Supplemental Health	\$0.09			\$0.09
16000 - Prepaid Expenses	\$18,125.23			\$18,125.23
Total Current Assets	\$1,177,670.18	\$750,228.66	\$1,213,319.59	\$3,141,218.43
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 9/30/2023

Total Fixed Assets	\$4,100,762.65				\$4,100,762.65
Total Assets	\$5,278,432.83	\$750,228.66	\$1,213,319.59		\$7,241,981.08
Liabilities / Equity	Operating	Capital	Reserve	Settlement	Total
Current Liabilities					
20000 - Accounts Payable	\$3,601.74				\$3,601.74
20100 - Accrued Expenses	\$46,748.46				\$46,748.46
22000 - Prepaid Assessments	\$15,622.49				\$15,622.49
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	\$193,880.71				\$193,880.71
Equity					
30000 - Donated Capital	\$2,121,280.83				\$2,121,280.83
31000 - Funds Transfer	\$177,065.08	\$55,476.86	(\$157,181.68)		\$75,360.26
32000 - Retained Earnings-Operating	\$2,128,620.91	\$101,285.34	(\$112,324.29)		\$2,117,581.96
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				(\$963.57)	(\$963.57)
36000 - Net Income	\$657,585.30	\$137,837.32	\$298,943.47	\$963.57	\$1,095,329.66
Total Equity	\$5,084,552.12	\$750,228.66	\$1,213,319.59	-	\$7,048,100.37
Total Liabilities / Equity	\$5,278,432.83	\$750,228.66	\$1,213,319.59	-	\$7,241,981.08

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	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	1,200.00	-	1,200.00	264,650.00	225,000.00	39,650.00	225,000.00
40100 - Funds Transfer-General Reserves	(182,236.18)	-	(182,236.18)	(548,236.18)	(366,000.00)	(182,236.18)	(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	(119.05)	-	(119.05)	(7,579.32)	(35,000.00)	27,420.68	(35,000.00)
40400 - Carry Forward	-	-	-	-	75,000.00	(75,000.00)	75,000.00
40500 - Late Charges	572.86	-	572.86	30,183.83	40,000.00	(9,816.17)	40,000.00
40600 - Other Income-Lien Fees	-	-	-	5,700.00	11,000.00	(5,300.00)	11,000.00
40700 - Delinquent Postage Fees	341.20	416.67	(75.47)	2,548.12	3,750.03	(1,201.91)	5,000.00
40800 - Delinquent Door Notice Fees	-	-	-	2,539.70	15,000.00	(12,460.30)	15,000.00
41000 - Lot Consolidation Fee	-	2,083.33	(2,083.33)	44,818.00	18,749.97	26,068.03	25,000.00
41010 - Other Income-Transfer Fees	7,040.00	7,083.33	(43.33)	48,345.00	63,749.97	(15,404.97)	85,000.00
41020 - Other Income-Misc	-	-	-	218,872.75	-	218,872.75	-
41250 - Credit card expense payment	-	-	-	95.40	100.00	(4.60)	100.00
41900 - Interest - Operating	1,989.09	1,250.00	739.09	26,600.39	11,250.00	15,350.39	15,000.00
Total Admin Service Income	(171,212.08)	10,833.33	(182,045.41)	1,880,797.69	1,802,059.97	78,737.72	1,834,560.00
Community Standards Income							
42000 - Filing Fee	1,070.00	1,540.00	(470.00)	11,860.00	13,059.00	(1,199.00)	15,200.00
42010 - Review & Inspect Fee	5,740.00	9,923.00	(4,183.00)	90,900.00	82,514.00	8,386.00	95,900.00
42100 - DCS Fines	300.00	355.00	(55.00)	1,699.99	3,007.00	(1,307.01)	3,500.00
42300 - Community Enhancement	4,301.25	304.00	3,997.25	4,301.25	3,077.00	1,224.25	3,500.00
Total Community Standards Income	11,411.25	12,122.00	(710.75)	108,761.24	101,657.00	7,104.24	118,100.00
Property & Environment Income							
44000 - Fishing Permits	14,857.60	13,000.00	1,857.60	147,416.24	117,000.00	30,416.24	156,000.00
44010 - Boat Permits	215.00	750.00	(535.00)	9,435.00	6,750.00	2,685.00	9,000.00
44100 - Weed Control	-	41.67	(41.67)	-	375.03	(375.03)	500.00
44200 - Property/Environment-Fines	75.00	33.33	41.67	75.00	299.97	(224.97)	400.00
44300 - Other-DPE (Seed/Fertilizer)	574.00	291.67	282.33	7,300.00	2,625.03	4,674.97	3,500.00
Total Property & Environment Income	15,721.60	14,116.67	1,604.93	164,226.24	127,050.03	37,176.21	169,400.00
Community Lifestyle Income							
46000 - Community Activities	2,780.00	500.00	2,280.00	4,622.11	2,900.00	1,722.11	4,000.00
46100 - Newsletter Advertising	2,174.44	-	2,174.44	2,674.44	2,000.00	674.44	8,000.00
46200 - Rent-Clubhouse	375.00	1,000.00	(625.00)	6,136.00	6,560.00	(424.00)	7,500.00
46210 - Kitchen Rental	-	-	-	100.00	400.00	(300.00)	500.00
46220 - Accessory Rental-Tablecloths	-	-	-	-	200.00	(200.00)	250.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	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	2,119.00	375.00	1,744.00	3,234.00	2,625.00	609.00	3,000.00
Total Community Lifestyle Income	7,748.44	1,875.00	5,873.44	17,366.55	15,285.00	2,081.55	24,150.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	25,621.32	18,000.00	7,621.32	245,462.17	228,000.00	17,462.17	269,694.00
48100 - Sponsored Guest-Amenities	-	-	-	5.00	-	5.00	-
48200 - Timeshare Owners-Amenities	-	52,994.00	(52,994.00)	158,980.50	158,981.00	(.50)	211,974.00
48300 - Sponsored Events/Programs	1,115.00	850.00	265.00	12,259.00	12,500.00	(241.00)	15,254.00
48400 - Rental Income	30.00	300.00	(270.00)	2,138.51	3,100.00	(961.49)	4,000.00
48500 - Retail	165.39	200.00	(34.61)	1,631.60	2,600.00	(968.40)	3,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	-	-	-	5,981.00	-	5,981.00	-
Total Recreation Amenities Income	26,931.71	72,344.00	(45,412.29)	426,457.78	405,181.00	21,276.78	504,422.00
Total Operating Income	(109,399.08)	111,291.00	(220,690.08)	2,597,609.50	2,451,233.00	146,376.50	2,650,632.00

Operating Expense

Admin Service Expense

50000 - Payroll-Admin	29,385.36	30,967.92	1,582.56	264,654.46	278,711.28	14,056.82	371,615.00
50010 - Payroll-Overtime-Admin	8.10	83.33	75.23	193.20	749.97	556.77	1,000.00
50020 - Payroll Taxes-Admin	2,389.20	2,500.00	110.80	23,090.05	22,500.00	(590.05)	30,000.00
50100 - Health Insurance-Admin	4,970.45	5,104.17	133.72	49,704.50	51,041.66	1,337.16	61,250.00
50110 - Dental Insurance-Admin	-	341.67	341.67	3,047.49	3,075.03	27.54	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	444.42	450.00	5.58	600.00
50130 - SAR-SEP-Admin	1,504.22	1,416.67	(87.55)	13,877.58	12,750.03	(1,127.55)	17,000.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	14,000.00	12,600.00	(1,400.00)	16,800.00
50150 - Insurance-Workers Comp-Admin	-	125.00	125.00	1,290.44	1,125.00	(165.44)	1,500.00
50160 - Life Insurance-All	196.78	200.00	3.22	1,771.02	1,800.00	28.98	2,400.00
50190 - Payroll-Paychex	869.97	750.00	(119.97)	5,554.35	6,750.00	1,195.65	9,000.00
50195 - Misc (Admin Cafeteria Plan)	119.00	133.33	14.33	913.00	1,199.97	286.97	1,600.00
50200 - Office Supplies	226.00	583.33	357.33	3,741.03	5,249.97	1,508.94	7,000.00
50250 - Software Expense	2,233.00	2,291.67	58.67	23,456.12	20,625.03	(2,831.09)	27,500.00
50251 - Office Equip Repair/Tech Help	901.75	916.67	14.92	9,953.64	8,250.03	(1,703.61)	11,000.00
50260 - Equipment Leases	544.76	250.00	(294.76)	2,179.04	2,250.00	70.96	3,000.00
50300 - Postage	-	916.67	916.67	7,442.52	8,250.03	807.51	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	375.03	375.03	500.00
50320 - Copies/Printing	-	83.33	83.33	-	749.97	749.97	1,000.00
50400 - Dues & Fees	-	145.83	145.83	474.00	1,312.47	838.47	1,750.00
50410 - Education-Seminars	-	708.33	708.33	5,820.65	6,374.97	554.32	8,500.00
50420 - Subscriptions	-	22.92	22.92	35.00	206.28	171.28	275.00
50500 - Gas/Mileage	-	16.67	16.67	48.15	150.03	101.88	200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50700 - Board Meetings/Discretionary	-	100.00	100.00	757.72	900.00	142.28	1,200.00
50710 - Online Elections	-	1,333.33	1,333.33	-	11,999.97	11,999.97	16,000.00
50900 - Misc. & Contingency	34.99	83.33	48.34	882.40	749.97	(132.43)	1,000.00
50950 - Advertisement	-	83.33	83.33	386.40	749.97	363.57	1,000.00
51000 - Audit	-	2,166.67	2,166.67	12,500.00	19,500.03	7,000.03	26,000.00
51100 - Legal	5,692.60	4,166.67	(1,525.93)	64,467.38	37,500.03	(26,967.35)	50,000.00
51200 - Legal-Collections	5,736.27	2,083.33	(3,652.94)	42,027.71	18,749.97	(23,277.74)	25,000.00
51201 - Legal-Collections-billed	(3,894.81)	-	3,894.81	(39,178.82)	-	39,178.82	-
51500 - Property Taxes	-	208.33	208.33	66.32	1,874.97	1,808.65	2,500.00
51510 - Income Tax	-	-	-	-	3,900.00	3,900.00	3,900.00
52000 - Insurance Deductibles	-	83.33	83.33	-	749.97	749.97	1,000.00
52010 - Master Insurance	10,970.68	20,000.00	9,029.32	76,843.83	70,000.00	(6,843.83)	70,000.00
53000 - Bank Charges	-	41.67	41.67	45.00	375.03	330.03	500.00
53010 - Credit Card Charges	1,163.69	1,166.67	2.98	10,662.84	10,500.03	(162.81)	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	74.97	74.97	100.00
53030 - Delinquent Account Expenses	100.00	1,666.67	1,566.67	568.02	15,000.03	14,432.01	20,000.00
Total Admin Service Expense	64,601.39	82,240.84	17,639.45	601,719.46	639,171.69	37,452.23	820,790.00
Community Standards Expense							
60000 - Payroll-DCS	25,239.91	23,916.08	(1,323.83)	207,489.35	215,244.72	7,755.37	286,993.00
60010 - Payroll-Overtime-DCS	82.80	250.00	167.20	1,144.40	2,250.00	1,105.60	3,000.00
60020 - Payroll Taxes-DCS	2,060.73	1,916.67	(144.06)	18,130.14	17,250.03	(880.11)	23,000.00
60100 - Health Insurance-DCS	4,248.25	3,925.00	(323.25)	38,659.07	39,250.00	590.93	47,100.00
60110 - Dental Insurance-DCS	-	316.67	316.67	2,957.04	2,850.03	(107.01)	3,800.00
60120 - Vision Insurance-DCS	51.28	41.92	(9.36)	414.47	377.28	(37.19)	503.00
60130 - SAR-SEP-DCS	1,412.49	1,041.67	(370.82)	8,840.18	9,375.03	534.85	12,500.00
60140 - HRA-Health Reimbursement-DCS	1,000.00	1,000.00	-	9,400.00	9,000.00	(400.00)	12,000.00
60150 - Insurance-Workers Comp-DCS	-	333.33	333.33	3,524.51	2,999.97	(524.54)	4,000.00
60200 - Office/Field Supplies/Expenses	171.31	462.00	290.69	543.67	3,365.00	2,821.33	4,500.00
60230 - Uniforms	-	51.00	51.00	320.50	374.00	53.50	500.00
60310 - DCS Copier	442.82	516.67	73.85	4,802.82	4,650.03	(152.79)	6,200.00
60320 - Printing Decs & Maps	-	133.33	133.33	295.69	1,199.97	904.28	1,600.00
60410 - Professional Fees	-	51.00	51.00	-	374.00	374.00	500.00
60430 - Training	-	125.00	125.00	69.00	1,125.00	1,056.00	1,500.00
60500 - DCS Vehicle Gas	283.08	208.33	(74.75)	1,390.68	1,874.97	484.29	2,500.00
60530 - Vehicle Exp-Sport S 63	95.06	62.50	(32.56)	522.79	562.50	39.71	750.00
60540 - Vehicle Exp-Sport SL 29	73.23	62.50	(10.73)	508.92	562.50	53.58	750.00
60700 - ECC Expenses	-	102.00	102.00	-	748.00	748.00	1,000.00
60900 - Contingency	-	51.00	51.00	-	374.00	374.00	500.00
60910 - Capital Expenditures	-	204.00	204.00	-	1,496.00	1,496.00	2,000.00
60930 - Community Enhancement	2,640.00	2,916.67	276.67	44,506.38	26,250.03	(18,256.35)	35,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Community Standards Expense	37,800.96	37,687.34	(113.62)	343,519.61	341,553.06	(1,966.55)	450,196.00
Property & Environment Expense							
61000 - Payroll-DPE	31,746.71	28,937.92	(2,808.79)	254,330.60	260,441.28	6,110.68	347,255.00
61010 - Payroll-Overtime-DPE	200.32	416.67	216.35	3,014.39	3,750.03	735.64	5,000.00
61020 - Payroll Taxes-DPE	2,599.98	2,333.33	(266.65)	22,311.79	20,999.97	(1,311.82)	28,000.00
61100 - Health Insurance-DPE	4,248.25	4,375.00	126.75	42,482.50	43,750.00	1,267.50	52,500.00
61110 - Dental Insurance-DPE	-	375.00	375.00	3,313.53	3,375.00	61.47	4,500.00
61120 - Vision Insurance-DPE	54.58	54.58	-	500.63	491.22	(9.41)	655.00
61130 - SAR-SEP-DPE	878.94	833.33	(45.61)	7,413.01	7,499.97	86.96	10,000.00
61140 - HRA-Health Reimbursement-DPE	1,000.00	1,000.00	-	9,800.00	9,000.00	(800.00)	12,000.00
61150 - Insurance-Workers Comp-DPE	-	500.00	500.00	6,385.18	4,500.00	(1,885.18)	6,000.00
61200 - Office/Field Supplies	-	41.67	41.67	23.17	375.03	351.86	500.00
61210 - Tools, Supplies Expense	658.59	666.67	8.08	4,548.79	6,000.03	1,451.24	8,000.00
61220 - Janitorial Supplies	533.85	250.00	(283.85)	1,580.15	2,250.00	669.85	3,000.00
61230 - Uniforms	-	125.00	125.00	246.62	1,125.00	878.38	1,500.00
61240 - Admin Office Cleaning	-	125.00	125.00	627.02	1,125.00	497.98	1,500.00
61350 - Enforcement/Signage	-	1,000.00	1,000.00	8,457.98	7,500.00	(957.98)	10,000.00
61351 - Roadside Cleanup/Adopt a Street	-	50.00	50.00	100.00	300.00	200.00	300.00
61352 - Signage	-	250.00	250.00	291.07	2,000.00	1,708.93	2,000.00
61410 - Seminars/Training/CE	131.46	125.00	(6.46)	501.46	1,125.00	623.54	1,500.00
61500 - Vehicle-Gas	872.82	1,118.75	245.93	6,842.49	10,068.75	3,226.26	13,425.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	65.26	749.97	684.71	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	1,654.51	2,250.00	595.49	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	48.37	125.00	76.63	425.74	1,125.00	699.26	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	338.05	1,125.00	786.95	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	1,238.67	1,125.00	(113.67)	1,500.00
61570 - Dept Auto #7/2020 Chevy Colorado P/U	29.91	125.00	95.09	345.46	1,125.00	779.54	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	239.94	375.03	135.09	500.00
61590 - Kubota Tractor 2014	470.29	208.33	(261.96)	1,824.96	1,874.97	50.01	2,500.00
61600 - Facilities Maintenance	247.75	583.33	335.58	2,604.41	5,249.97	2,645.56	7,000.00
61601 - Equipment Maintenance	111.86	375.00	263.14	1,318.49	3,375.00	2,056.51	4,500.00
61602 - Trailer Maintenance	146.72	83.33	(63.39)	1,810.55	749.97	(1,060.58)	1,000.00
61603 - Boating Improvements	815.04	500.00	(315.04)	1,477.15	4,000.00	2,522.85	4,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	47.24	1,000.00	952.76	3,192.55	8,000.00	4,807.45	10,000.00
61605 - Fence Maint & Construction	436.16	208.33	(227.83)	909.80	1,874.97	965.17	2,500.00
61606 - Parks & Trails Expense	433.37	416.67	(16.70)	4,161.99	3,750.03	(411.96)	5,000.00
61610 - Consulting	-	250.00	250.00	-	2,000.00	2,000.00	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	-	1,874.97	1,874.97	2,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61620 - Fire Mitigation	830.68	1,916.67	1,085.99	7,428.05	17,250.03	9,821.98	23,000.00
61630 - Grass Seed/Fertilizer	-	250.00	250.00	6,436.48	3,250.00	(3,186.48)	3,500.00
61631 - Insect, Disease & Noxious Weeds	-	250.00	250.00	632.94	2,250.00	1,617.06	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	749.97	749.97	1,000.00
61633 - Weeds & Algae Control	3,285.97	2,083.33	(1,202.64)	18,965.99	18,749.97	(216.02)	25,000.00
61640 - Porta Potties	651.00	583.33	(67.67)	5,849.00	5,249.97	(599.03)	7,000.00
61642 - PO Cluster Boxes	-	416.67	416.67	5,000.00	3,750.03	(1,249.97)	5,000.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	391.54	749.97	358.43	1,000.00
61900 - Misc & Contingency	26.21	-	(26.21)	53.86	-	(53.86)	-
61910 - Common Area Improvements-Repairs-Equip	-	500.00	500.00	901.25	3,500.00	2,598.75	5,000.00
61960 - Stocking & Food Chain	-	8,666.67	8,666.67	67,187.50	78,000.03	10,812.53	104,000.00
Total Property & Environment Expense	50,506.07	62,119.57	11,613.50	507,224.52	559,801.13	52,576.61	736,135.00
Community Lifestyle Expense							
62250 - Website-Front Steps	413.87	341.67	(72.20)	3,201.59	3,075.03	(126.56)	4,100.00
62320 - Newsletter Prep/Printing/Postage	-	-	-	12,070.87	14,000.00	1,929.13	28,000.00
62800 - Community Activities & Events	3,099.78	250.00	(2,849.78)	10,493.50	8,750.00	(1,743.50)	20,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	375.03	375.03	500.00
62820 - Facilities-Clubhouse	3.40	208.33	204.93	791.39	1,874.97	1,083.58	2,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	300.00	1,125.00	825.00	1,500.00
62840 - Landscaping Clubhouse	-	41.67	41.67	-	375.03	375.03	500.00
62940 - Community Garden	-	375.00	375.00	1,549.18	2,625.00	1,075.82	3,000.00
Total Community Lifestyle Expense	3,517.05	1,383.34	(2,133.71)	28,406.53	32,200.06	3,793.53	60,100.00
Recreation Amenities Expense							
63000 - Payroll-DRA	28,057.00	23,988.42	(4,068.58)	230,857.05	215,895.78	(14,961.27)	287,861.00
63010 - Payroll-Overtime-DRA	-	83.33	83.33	229.04	749.97	520.93	1,000.00
63020 - Payroll Taxes-DRA	2,283.07	1,933.33	(349.74)	20,070.65	17,399.97	(2,670.68)	23,200.00
63100 - Health Insurance-DRA	2,548.95	2,625.00	76.05	25,489.50	26,250.00	760.50	31,500.00
63110 - Dental Insurance-DRA	-	216.67	216.67	1,930.32	1,950.03	19.71	2,600.00
63120 - Vision Insurance-DRA	35.76	37.50	1.74	321.84	337.50	15.66	450.00
63130 - SAR-SEP-DRA	549.72	391.67	(158.05)	3,040.38	3,525.03	484.65	4,700.00
63140 - HRA-Health Reimbursement-DRA	600.00	600.00	-	6,000.00	5,400.00	(600.00)	7,200.00
63150 - Insurance-Workers Comp-DRA	-	166.67	166.67	2,046.87	1,500.03	(546.84)	2,000.00
63200 - Supplies-Building	590.52	836.00	245.48	6,028.24	6,416.00	387.76	8,500.00
63210 - Supplies-Programs	411.58	275.00	(136.58)	5,439.21	9,175.00	3,735.79	10,000.00
63220 - Janitorial/Housekeeping	124.56	166.67	42.11	1,521.63	1,500.03	(21.60)	2,000.00
63230 - Uniforms	-	-	-	-	800.00	800.00	1,000.00
63250 - EZ Facility Software	588.88	395.83	(193.05)	5,037.52	3,562.47	(1,475.05)	4,750.00
63251 - Tech Help	-	41.67	41.67	-	375.03	375.03	500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63320 - Office Supplies/Printing	51.96	172.00	120.04	2,300.84	2,060.00	(240.84)	2,500.00
63400 - Dues/Subscriptions	32.04	20.83	(11.21)	128.06	187.47	59.41	250.00
63410 - Seminars/Training	-	550.00	550.00	831.00	1,650.00	819.00	2,200.00
63600 - Maintenance Building	1,173.40	1,500.00	326.60	9,109.58	13,500.00	4,390.42	18,000.00
63601 - Maintenance-Grounds & Parking	12.68	200.00	187.32	2,016.26	2,500.00	483.74	3,000.00
63602 - Maintenance-Pool	1,244.86	1,250.00	5.14	27,808.33	11,250.00	(16,558.33)	15,000.00
63800 - Pagosa Springs Porpoises Swim	-	83.33	83.33	4,327.96	749.97	(3,577.99)	1,000.00
63810 - Swim Lesson Expense	-	-	-	2,740.00	-	(2,740.00)	-
63900 - Misc & Contingency	184.00	41.67	(142.33)	184.00	375.03	191.03	500.00
63910 - Non Capital Equipment Replacement	202.16	416.67	214.51	548.03	3,750.03	3,202.00	5,000.00
63920 - Merchandise	6.02	166.67	160.65	336.70	1,500.03	1,163.33	2,000.00
64010 - Utilities-Gas Rec	2,946.10	2,500.00	(446.10)	31,442.83	26,500.00	(4,942.83)	38,000.00
64020 - Utilities-Electric Rec	3,873.62	3,000.00	(873.62)	28,336.27	27,000.00	(1,336.27)	36,000.00
64030 - Utilities-Water Rec	631.59	625.00	(6.59)	4,973.76	5,625.00	651.24	7,500.00
64040 - Utilities-Waste Control Rec	117.60	108.33	(9.27)	1,349.04	974.97	(374.07)	1,300.00
64050 - Irrigation Water Rec	81.79	-	(81.79)	126.77	-	(126.77)	-
64060 - Utilities-Alarm Rec	-	208.33	208.33	577.00	1,874.97	1,297.97	2,500.00
64070 - Utilities-TV-Telephone Rec	202.12	500.00	297.88	2,794.51	4,500.00	1,705.49	6,000.00
75050 - Irrigation Water	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
Total Recreation Amenities Expense	46,549.98	43,267.26	(3,282.72)	427,943.19	400,334.34	(27,608.85)	530,011.00
Utilities Expense							
70010 - Gas Admin	27.63	166.67	139.04	1,376.33	1,500.03	123.70	2,000.00
70020 - Electric Admin	422.69	333.33	(89.36)	(782.68)	2,999.97	3,782.65	4,000.00
70030 - Water Admin	617.16	341.67	(275.49)	1,921.72	3,075.03	1,153.31	4,100.00
70040 - Waste Control Admin	341.75	175.00	(166.75)	1,566.34	1,575.00	8.66	2,100.00
71010 - Gas Shop	27.63	183.33	155.70	1,578.11	1,649.97	71.86	2,200.00
71020 - Electric Shop	48.93	166.67	117.74	1,125.44	1,500.03	374.59	2,000.00
71030 - Water Shop	65.25	50.00	(15.25)	522.03	650.00	127.97	800.00
71040 - Waste Shop	272.56	141.67	(130.89)	1,337.13	1,275.03	(62.10)	1,700.00
72010 - Gas Clubhouse	32.33	333.33	301.00	2,959.88	2,999.97	40.09	4,000.00
72020 - Electric Clubhouse	205.04	166.67	(38.37)	1,122.01	1,500.03	378.02	2,000.00
72030 - Water Clubhouse	702.18	300.00	(402.18)	2,307.87	1,600.00	(707.87)	2,000.00
73000 - Cellular Phones	267.63	250.00	(17.63)	2,370.55	2,250.00	(120.55)	3,000.00
73010 - Telephone-All Depts Except Rec	361.41	541.67	180.26	3,252.21	4,875.03	1,622.82	6,500.00
74000 - Street Lights	129.94	133.33	3.39	1,079.54	1,199.97	120.43	1,600.00
74010 - Water Other Assoc Lots	-	33.33	33.33	241.20	299.97	58.77	400.00
74020 - Aerator	220.00	916.67	696.67	6,241.90	8,250.03	2,008.13	11,000.00
74030 - Internet	345.50	333.33	(12.17)	2,991.31	2,999.97	8.66	4,000.00
Total Utilities Expense	4,087.63	4,566.67	479.04	31,210.89	40,200.03	8,989.14	53,400.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Operating Expense	207,063.08	231,265.02	24,201.94	1,940,024.20	2,013,260.31	73,236.11	2,650,632.00
Net Operating Income (Loss)	(316,462.16)	(119,974.02)	(196,488.14)	657,585.30	437,972.69	219,612.61	-

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Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
80000 - Reserve-Restricted	182,236.18	-	182,236.18	548,236.18	366,000.00	182,236.18	366,000.00
80100 - Interest-Reserve	8,622.78	-	8,622.78	15,512.95	-	15,512.95	-
Total Reserve Income	190,858.96	-	190,858.96	563,749.13	366,000.00	197,749.13	366,000.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	-	-	-	54,000.00	(54,000.00)	54,000.00
81100 - Interest-Trails Maint Reserves	(71.55)	-	(71.55)	4,652.38	-	4,652.38	-
Total Trails Maintenance Income	(71.55)	-	(71.55)	4,652.38	54,000.00	(49,347.62)	54,000.00
Total Reserve Income	190,787.41	-	190,787.41	568,401.51	420,000.00	148,401.51	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	-	-	-	52,206.85	57,475.00	5,268.15	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	-	-	-	20,781.50	-	(20,781.50)	-
84019 - Greenbelt Fire Mitigation	17,700.00	-	(17,700.00)	30,880.00	73,150.00	42,270.00	73,150.00
84020 - Paint & siding - Clubhouse	-	-	-	10,289.69	9,985.00	(304.69)	9,985.00
84021 - Exterior - Shop	-	-	-	-	6,019.00	6,019.00	6,019.00
84022 - Replace Plow	-	-	-	-	8,360.00	8,360.00	8,360.00
84023 - Replace Mailbox - Reserves	-	-	-	44,007.84	43,472.00	(535.84)	43,472.00
84024 - Crawl Space Renovation	-	-	-	46,954.43	31,350.00	(15,604.43)	31,350.00
Total Reserve Expense	17,700.00	-	(17,700.00)	269,438.04	308,186.00	38,747.96	308,186.00
Total Reserve Expense	17,700.00	-	(17,700.00)	269,458.04	308,186.00	38,727.96	308,186.00
Net Reserve Income (Loss)	173,087.41	-	173,087.41	298,943.47	111,814.00	187,129.47	111,814.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	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	2,934.13	-	2,934.13	9,939.44	-	9,939.44	-
Total Capital Improvement Income	2,934.13	-	2,934.13	323,679.44	313,740.00	9,939.44	313,740.00
Total Capital Income	2,934.13	-	2,934.13	323,679.44	313,740.00	9,939.44	313,740.00
Capital Expense							
Capital Improvement Expense							
95005 - Improve Lake Facilities	1,038.52	5,000.00	3,961.48	69,815.38	45,000.00	(24,815.38)	60,000.00
95007 - Mailbox Improvements	-	-	-	76,685.51	-	(76,685.51)	-
95009 - Parking Lot - Rec Center	-	12,500.00	12,500.00	2,122.00	112,500.00	110,378.00	150,000.00
95010 - NVL Trail	15,573.83	20,000.00	4,426.17	37,219.23	180,000.00	142,780.77	240,000.00
Total Capital Improvement Expense	16,612.35	37,500.00	20,887.65	185,842.12	337,500.00	151,657.88	450,000.00
Total Capital Expense	16,612.35	37,500.00	20,887.65	185,842.12	337,500.00	151,657.88	450,000.00
Net Capital Income (Loss)	(13,678.22)	(37,500.00)	23,821.78	137,837.32	(23,760.00)	161,597.32	(136,260.00)

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Settlement Income							
41910 - Interest - Settlement	-	-	-	963.57	-	963.57	-
Total Settlement Income	-	-	-	963.57	-	963.57	-
Total Settlement Income	-	-	-	963.57	-	963.57	-
Net Settlement Income (Loss)	-	-	-	963.57	-	963.57	-
Net Total	(157,052.97)	(157,474.02)	421.05	1,095,329.66	526,026.69	569,302.97	(24,446.00)

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Funds as of 9/30/23

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

EJ Operating		
Truist Bank	71,063.79	
		71,063.79
EJ Emergency - Operating		
Bank Baroda	124,632.50	
Truist Bank	131,523.86	
		256,156.36
TBK Bank - Operating		
TBK Bank	250,000.00	
Pacific Western	1,429.54	
Raymond James	249,116.60	
Truist Bank	1,471.46	
		502,017.60
First Citizens bank - Operating		
First Citizens	76,053.44	
		76,053.44
First Citizens bank - ICS Operating		
Huntington National	20.58	
US Bank	221,285.22	
		221,305.80
EJ Capital Improvement		
Bmo Harris Bank	204,113.61	
Cibc Bank USA	62,995.39	
Bokf National	179,009.47	
Emigrant Bank	136,751.57	
Stifel Bank and Trust	167,358.62	
		750,228.66
EJ Reserves		
Fifth Third Bank	246,689.01	
Discover Bank	147,769.01	
Stifel Bank and Trust	79,597.22	
Emigrant Bank	110,204.27	
Cibc Bank USA	17,756.44	
Bmo Harris Bank	26,683.80	
Bokf National	67,946.38	
		696,646.13
EJ Trails Maint. Reserve		
Truist Bank	24,862.76	
State Bk India	209,510.70	
		234,373.46
First Citizens bank - CDARS - Reserve		
Pinnacle Bank	64,500.00	
Western Alliance Bank	235,500.00	
		300,000.00

Summary of totals at each bank

Bank Baroda	124,632.50
Bmo Harris Bank	230,797.41
Bokf National	246,955.85
Cibc Bank USA	80,751.83
Discover Bank	147,769.01
Emigrant Bank	246,955.84
Fifth Third Bank	246,689.01
First Citizens	76,053.44
Huntington National	20.58
Pacific Western	1,429.54
Pinnacle Bank	64,500.00
Raymond James	249,116.60
State Bk India	209,510.70
Stifel Bank and Trust	246,955.84
TBK Bank	250,000.00
Truist Bank	228,921.87
US Bank	221,285.22
Western Alliance Bank	235,500.00

DEPARTMENT OF PROPERTY AND ENVIRONMENT

OCTOBER, 2023 BOARD REPORT

By Larry D. Lynch

- 1. Lakes and Fisheries** – The lakes are generally down a few feet heading into the fall, Hatcher Lake is approaching 5 feet below spill due to heavy water demand on the community over the summer and the lower lakes are down a couple feet as due to some repairs to the road culvert that the Linn and Clark Ditch utilizes for Steven Lake water into Lake Pagosa. The Linn and Clark ditch is back up and functioning now and the lower lakes should fill in the coming weeks. The fishing has been improving over the past couple of weeks as water temperatures continue to drop, anglers reporting good success on trout, bass and crappie. We will be stoking the lakes on October 7th with 5000 pounds of 12-16 inch rainbow trout which should make for some great fall fishing. The 2 vaulted restrooms at Hatcher and Lake Pagosa are complete and open for business. We will be servicing and testing lake aeration systems this month in preparation for colder weather.
- 2. DPE Projects** – the DPE crew has been busy the past few weeks on a number of projects including continued chipping operations at the shop; work on mailbox installations at Highland Park location; work on the dams to prepare for annual state dam inspections; lawn and landscape work, some projects at the community garden. Upcoming October projects will include some painting and staining at the shop; repair work to the Lake Pagosa floating dock, additional mailbox installations in Vista; removing a couple of large hazard trees in a couple greenbelt locations; boat ramp gravel repairs; fall grass seeding at the dog park, Lake Forest north end, and Tracts A and B in Northshore cir; final lawn and grounds work and irrigation winterization at facilities.
- 3. Greenbelt Fire Mitigation Work** -The contractor has finished work on the greenbelt thinning projects this year and they look good. Several hundred trees were removed from Tract F in Martinez Mt II in addition to heavy brush mastication, the 40 acre tract on large Hillside below Piedra Road. Two additional, smaller treatment areas were added to that project as well, covered under the cost assistance grant and work is now complete. The work on greenbelts in Pagosa Highlands was completed in July. The contractors utilized a combination of handwork, a medium sized brush mastication machine for oak brush and a mobile chipper, it's really a striking difference between before and after. The work should go a long way in helping to protect homes and properties in these neighborhoods. The Forest Service also completed a large brush mastication project on their side of the fence near Pagosa Highlands in Turkey Springs which looks great, there are several spots where you can see our work and then look over the fence and see theirs, protecting that entire important boundary zone area.

4. **Community Garden**- The garden was a definite success this year, the growers had a good year with a lot of nice produce. We did have some issues with the lake irrigation system late in September, toward the end of the season where the lake level came down to a point that there was no water in the intake vault. We will work to see if we can deepen that vault a bit next season, but we are on bedrock at that locations so we will see. We will be winterizing irrigation systems this month and looking forward to some improvements and growing next year.
5. **DPE Continuing Education** – We will be looking at some continuing education this fall for the department. Joseph will be planning to get his Aquatic Facility Operator license renewed this fall, a 2 day course in Denver required every 3 years, he may work it in conjunction with Ryan. I will be needing to get some CEU credits this fall for my aquatic and terrestrial pesticide applicators license through the State and will be looking at different possibilities for locations, I may be able to find something a little closer as far as venues and locations. We may also look for some International Society of Arboriculture programming for Don Sinkey this winter for his arborist license. Don Walsh took a course in Durango this past spring to keep his Electrician license current.



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

Attendance report for September	2023
Timeshare Sign Ins	1,429
Member Sign Ins	5,043
Total User Attendance	6,472
Programs and Activities Attendance	
All programs in Aerobics Room	197
Water Aerobics	188
Racquetball	91
Basketball	44
Lap Lane	1,121

Manager's Summary:

- I have recently met with the rec committee. We discussed the new multi-purpose field and all we all agree that it should be a turf field. Especially after this summer with the small amount of rain we received. We had also discussed starting the after-school program. I'm trying to see if it's possible to rent a room or some space from the church next door.
- After doing a breakdown of memberships, we will introduce a three-month option. There will be a family three month, couples three month and an individual three-month option.
- Starting 2024, we will no longer have a six-month option.
- I have certified and recertified our front desk staff with CPR. I will be certifying the admin building when Allen gets the schedule figured out.
- I will be working on Water Safety Tech. Meaning; I can certify swim instructors instead of sending them to Durango.

Maintenance/Supervision:

- Chris repaired and patched a hole in the rec center floor. Some dropped a kettle bell and it went through.
- Were in the process of changing out our sprinkler covers in the racquetball courts. The fire department would like to charge us \$5,600 to replace or current sprinklers and covers. However, we feel with the current changes we are making, there should be no issue.
- The pool has cleared up but we are still running into small issues. However, it has been running okay.
- Continued preventative maintenance on all weight and cardio equipment is ongoing.

Programs:

- Fall swim lessons have come to an end. We had a great turnout. All levels pretty much maxed out.
- We have started two new fitness classes. We have added an early morning spin class on Tuesdays and Thursdays. Also, we have added a Thursday evening bootcamp class.
- We will be offering beginner X – County Skiing this winter. I'm in need a snowmobile to groom the course.
- 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.
- The high school swim team has begun practicing a few days out of the week. In November they will be practicing four days out of the week.
- I have reached out to a few martial arts instructors to see if they would want to use the aerobics room for any classes.
- I'm am looking into a self defense class.

September 2023, Department of Community Standards Report

By Keith Cramer

- There are 391 open violations, as of October 4th.
- We have opened 29 & closed 15 violations this past month. Compliance has been achieved.
- There are 281 current open project permits as of October 4th.
- There were 17 Short Term Rental applications submitted since September 7th.
 - 0 new owners of existing Short Term Rental properties.
 - 13 annual renewals of existing registered STR properties.
 - 4 new registrations of STR properties not previously registered.

Current Violations as of October 4th, 2023

XN	Details	Property Address
	185147 Unsightly - Tires	
	185148 Unsightly - Improper Storage of Household Furniture	
	185153 Unsightly - Improper Storage of Appliances	
	236262 Rubbish and Debris - Branches/Tree Limbs	
	252012 Animals and Pets - Pet Waste	
	260164 Building / Construction - Project Permit Process Violation	
	264293 Boating - Boat Launch & Storage	
	268376 Vehicle Parking - Commercial Vehicle -	
	268379 Unsightly - Overall Appearance	
	268420 Unsightly - Improper Storage of Appliances	
	268421 Repetative Nuisance	
	272906 Noise - General	
	272917 Unsightly - Improper Storage of Miscellaneous	
	272918 Landscaping - General Yard Maintenance -	
	272919 Repetative Nuisance -	
	276959 Building / Construction - Deviating From Plans	
	276961 Building / Construction - Project Permit Process Violation	
	276986 Improper Use - ATV/UTV/Motorcycle/Go Cart	
	276987 Vehicle Parking	
	276988 Unsightly - Improper Storage of Household Furniture	
	276989 Repetative Nuisance -	
	276990 Building / Construction - Project Permit Process Violation -	
	277104 Building / Construction - Project Permit Process Violation -	
	277112 Building / Construction - Permit Properly Posted	
	281135 Maintenance - Damaged/Missing Siding	
	281196 Improper Use - ATV/UTV/Motorcycle/Go Cart -	
	281197 Hazardous Activities - Trespass -	
	281198 Hazardous Activities - Obnoxious Offensive or Illegal Activity	
	281201 Repetative Nuisance -	
	281223 Unsightly - Improper Storage of Appliances	
	281224 Unsightly - Improper Storage of Household Furniture	
	281225 Unsightly - Construction Materials Improperly Stored	
	281226 Unsightly - Overall Appearance	
	281227 Hazardous Activities - Burning	
	281228 Animals and Pets - Unleashed/Loose	
	281229 Noise - General -	
	281230 Repetative Nuisance -	
	281232 Vehicle Parking -	

Violations opened 9/7/23 through 10/4/23

XN	Due Date	Details	Property Address
268420	10/7/2023	Unsightly - Improper Storage of Appliances	
268421	10/7/2023	Repetative Nuisance	
272906	10/11/2023	Noise - General	
272917	10/11/2023	Unsightly - Improper Storage of Miscelaneous	
272918	10/11/2023	Landscaping - General Yard Maintenance	
272919	10/11/2023	Repetative Nuisance	
276959	10/5/2023	Building / Construction - Deviating From Plans	
276961	10/5/2023	Building / Construction - Project Permit Process Violatic	
276986	10/17/2023	Improper Use - ATV/UTV/Motorcycle/Go Cart	
276987	10/17/2023	Vehicle parking	
276988	10/17/2023	Unsightly - Improper Storage of Household Furniture	
276989	10/17/2023	Repetative Nuisance	
276990	10/18/2023	Building / Construction - Project Permit Process Violatic	
277104	10/21/2023	Building / Construction - Project Permit Process Violatic	
277112	10/21/2023	Building / Construction - Permit Property Posted	
281135	10/26/2023	Maintenance - Damaged/Missing Siding	
281196	10/27/2023	Improper Use - ATV/UTV/Motorcycle/Go Cart	
281197	10/27/2023	Hazardous Activities - Trespass	
281198	10/27/2023	Hazardous Activities - Obnoxious Offensive or Illegal Ac	
281201	10/27/2023	Repetative Nuisance	
281223	10/9/2023	Unsightly - Improper Storage of Appliances	
281224	10/9/2023	Unsightly - Improper Storage of Household Furniture	
281225	10/9/2023	Unsightly - Constructions Materials Improperly Stored	
281226	10/9/2023	Unsightly - Overall Apperance	
281227	10/29/2023	Hazardous Activities - Burning	
281228	10/29/2023	Animals and Pets - Unleashed/Loose	
281229	10/29/2023	Noise - General	
281230	10/29/2023	Repetative Nuisance	
281232	10/29/2023	Vehicle Parking	

Violations closed 9/7/23 through 10/4/23

XN	Details	Property Address
	272899 Building / Construction - Permit Properly Posted	
	272900 Unsightly - Tires	
	272901 Vacation Rentals - Trash/Garbage	
	272902 Vacation Rentals - Trash/Garbage	
	272909 Vehicle Parking	
	272910 Hazardous Activities - Trespass	
	272911 Improper storage - tires	
	272912 Vehicle Parking - Inoperable Vehicle	
	272913 Repetative Nuisance	
	272915 Unsightly - Tires	
	272916 Unsightly - Improper Storage of Appliances	
	272926 Vehicle Parking	
	272944 Vehicle Parking	
	272945 Unsightly - Improper Storage of Miscellaneous	
	276967 Tree Removal w/out a permit	

DRAFT

Pagosa Lakes Property Owners Association
Lifestyle and Communications Report
Oct 12, 2023
Jenifer Pitcher

Lifestyle:

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

- 11/4 Holiday Market
- 11/18 PLPOA Thanksgiving
- 12/1-12/13 Clubhouse closed for Santa Event

- Winter Newsletter

- **Winter Newsletter Deadlines:**
- Payment Due: December 5, 2023
- Camera ready Ad: December 5, 2023
- Newsletter upload to printer: Dec. 13, 2023
- Newsletter set to mail out: Dec. 20, 2023
- LINK TO RESERVE AD SPOT: <https://form.jotform.com/232634739152054>

Today < > October 2023							Month
SUN Oct 1	MON 2	TUE 3	WED 4	THU 5	FRI 6	SAT 7	
	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 12pm Monday/Thursday Bridge Gr ● 1pm Canasta - North Room ● 1pm Games Group ● 3:30pm Essentrics ● 5:30pm VB Dinner 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June ● 12pm Tuesday Bridge Group ● 5:30pm ZUMBA ● 6pm Hearing Panel 	<ul style="list-style-type: none"> ● 9am Advanced Line Dancing ● 1pm Canasta - North Room ● 1pm Games Group ● 6pm Hold - Audubon I 	<ul style="list-style-type: none"> ● 8:30am ECC Meeting ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with June ● 11am Thursday line dance ● 12pm Monday/Thursday Bridge Gr 2 more 		<ul style="list-style-type: none"> ● 1:30pm Capatone 	
<ul style="list-style-type: none"> ● 12:30pm Spiritual Experiences Gro 	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 12pm Monday/Thursday Bridge Gr ● 1pm Canasta - North Room ● 1pm Games Group ● 5:30pm Essentrics 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June ● 12pm Tuesday Bridge Group ● 5:30pm ZUMBA 	<ul style="list-style-type: none"> ● 9am Advanced Line Dancing ● 1pm Canasta - North Room ● 1pm Games Group ● 5pm Photo Club Potluck 	<ul style="list-style-type: none"> ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with June ● 11am Thursday line dance ● 12pm Monday/Thursday Bridge Gr ● 5:30pm ZUMBA 3 more 	Private Rental Wedding		
	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 12pm Monday/Thursday Bridge Gr ● 1pm Canasta - North Room ● 1pm Games Group ● 5:30pm Essentrics 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June ● 12pm Tuesday Bridge Group ● 5:30pm ZUMBA 	<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 ECC Meeting ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with June ● 11am Thursday line dance ● 12pm Monday/Thursday Bridge Gr ● 5:30pm ZUMBA 			
	<ul style="list-style-type: none"> ● 9:30am Line Dancing ● 12pm Monday/Thursday Bridge Gr ● 1pm Canasta - North Room ● 1pm Games Group ● 5:30pm Essentrics 	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June ● 12pm Tuesday Bridge Group ● 5:30pm ZUMBA 	<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 June ● 11am Thursday line dance ● 12pm Monday/Thursday Bridge Gr ● 5:30pm ZUMBA 	<ul style="list-style-type: none"> ● 10am Bookclub ● 7pm Ecstatic Dance 		
	Hold	<ul style="list-style-type: none"> ● 8:30am Tai Chi with JUNE ● 10am Clubhouse fitness with June ● 12pm Tuesday Bridge Group ● 5:30pm ZUMBA 	<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 ECC Meeting ● 8:30am Tai Chi Chih ● 10am Clubhouse fitness with June ● 11am Thursday line dance ● 12pm Monday/Thursday Bridge Gr 2 more 	Hold for set up	Hold - Senior Art Fair	



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

LOT CONSOLIDATION

Date Sept 19 2023

RECEIVED
SEP 25 2023
BY: JZU
processes
9/26/23

Dear Utility Company/HOA/POA:

The owners of Lots 15 and 16, LAKEWOOD VILLAGE are proposing by resolution to consolidate Two (2) lots to become lot 15X, 230 Woodsmen 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, or (970) 264-1390 prior to Oct 19, 2023.

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

Sincerely,

Sharon Lee Dennis
Sharon Lee Dennis

281136
Lot 15
230 Woodsmen Dr
no violations
& nothing owed

Lot 16
236 Woodsmen Dr
no violation
& nothing owed
281137





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



Lot 202 54 Carpin Cir
 Nothing owed & no violation
 272962
 Lot 203 74 Carpin Cir
 Nothing owed & no violations
 272961

LOT CONSOLIDATION

Date SEPTEMBER 11, 2023

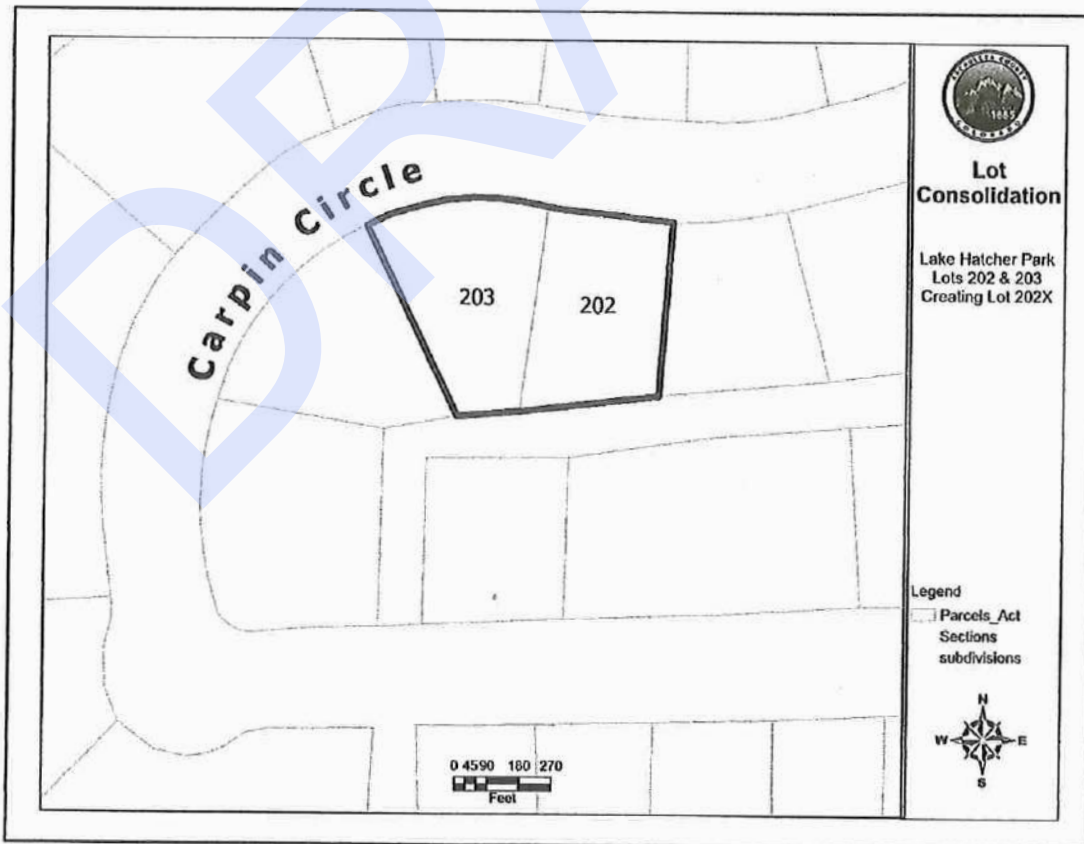
Dear Utility Company/HOA/POA:

The owners of Lots 202 and 203, LAKE HATCHER PARK are proposing by resolution to consolidate Two (2) lots to become lot 202X, 54 Carpin Circle. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, or (970) 264-1390 prior to OCTOBER 11, 2023.
 (A minimum of 30 days from the date of mailing)

Sincerely,

Terry Black
 Terry Black

Patricia Black
 Patricia Black



ECC Liaison Report -September 2023

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

DESCRIPTIONS	Month of September	YTD	Totals
		2023	2022
Construction of new Single Family Residential and Modular Home	4	41	69
Mobile /Manufactured New or used placement	0	0	5
Major Projects (200 sq ft or larger)	4	43	53
Minor Projects (199 sq ft or smaller)	26	155	226
Fences	6	52	94
Owner initiated Variance Request	0	9	8
Solar	6	24	17
Boat Dock Permit / liscense	0	0	7
Sign/ Banner permanent and temporary	0	2	2
Seasonal and Temporary structures	2	8	27
Written Request: Tree Removal/Fire Mitigation)	22	85	126
Written Request:Extensions/Revisions	28	217	255
Written Request: Miscellaneous	13	63	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	112	712	981
Approval Details			
TOTAL APPROVED APPLICATIONS	112	705	955
Approved Single Family residences	4	40	68
Approved Manufactured homes	0	0	5
Approved Multi-Family Count (all types)	0	1	0
Approved Commercial	0	1	1
Approved Variance	0	6	3
As Form Inspection Additions			
As Form inspection for new residence	3	28	46
As Form inspection for Mobile/ Manufactured	0	0	2
Addition of concrete inspection for Major	2	16	5
Addition of concrete inspection for Minor	0	1	1

Minutes of the Lakes and Fisheries Committee Meeting
Tuesday, September 19, 2023

The meeting was called to order at 4 pm by Roger Flynn, committee chair. Present were committee members Mr. Flynn, Larry Gwaltney, Joe Margraf and Don Collins. Staff present was Larry Lynch, DPE manager.

The committee discussed a possible fishing permit fee increase for 2023. Lynch provided some historical fish costs that the Association has paid for stocking the lakes, specifically for trout where in 2000 the Association was paying \$2.10 per pound for rainbow trout; in 2019 the Association paid \$4.15 per pound for trout and in 2022 and 2023 the Association is paying \$6.00 per pound for rainbow trout. The committee agreed that it was important to provide quality fishing experience for anglers and that a fishing permit fee increase would be recommended. The committee also discussed the possibility of reducing the daily bag limit from 3 trout per day to 2 trout. After discussion Larry Gwaltney made a motion to recommend to the board of directors the fishing permit fee be increased by essentially \$10 and that the daily bag limit should remain the same for now; specifically that the individual seasonal permit go from \$40 to \$50; the weekly permit go from \$35 to \$45; the daily permit go from \$20 to \$30; Short Term Rental Weekly permit go from \$40 to \$50; the weekly sponsored guest permit go from \$25 to \$35; and that the Family seasonal permit go from \$85 to \$105. The motion was seconded by Don Collins and approved unanimously by the committee.

The next item discussed was the ProCellaCOR aquatic weed control application by Solitude Lake Management at Hatcher Lake in 2021 and 2022. Roger had a concern that the treatment had reduced the aquatic vegetation to a point that it could be affecting bug hatches in the lake. Lynch stated that the treatment had essentially eliminated the growth of milfoil in the lake the last 2 years, which had become a recreational and access concern in the lake due to heavy mats of vegetation in the shallows and coves. But, agreed that it would be best to watch the lake closely for a year or two and see what percentage of the vegetation returns and to monitor fish health. It appears that the fish in the lake are healthy and good weight and size. No plans to treat the lake next year are in the works.

Lynch updated the committee on 2023 Capital improvement projects including updates on the installation on the two committee recommended Vaulted restroom buildings at Lake Pagosa and Hatcher Lake were installed earlier in the month and were awaiting final inspections, anticipated that they would be open for use within the week.

The committee received a summary of the fall fish stocking plan and schedule, early October for approximately 5000 lbs of 12-16 rainbow trout to be stocked in the lakes. The committee was looking forward to some great fall fishing.

The meeting was adjourned at 5:30 p.m.

Minutes of the Parks, Trails and Outdoor Recreation Committee

Wednesday, September 20, 2023

The meeting was called to order at 2 pm by Kurt Raymond, Committee Chair. Present were committee members Mr. Raymond, Lisa Foss, Russ Durrer, Ken Wilbert, Dennis Medina and Board liaison Patrick Moore. Staff present was Allen Roth and Larry Lynch.

The first item was an update on the Northlake Trail. Allen briefed the committee on progress, stating that the trail was nearly half completed and that the contractors should be done sometime next month. Allen also stated that he had spoken with the contractors about their new road machine which can lay gravel or asphalt down to a width of one-foot. The contractors stated that they could easily pave the new 4-foot gravel trail. The committee agreed that it would be worth looking to pave any of the 4-foot gravel trails in the future including the Hatcher area trail. Another advantage to this would be that the trails could be potentially cleared in the wintertime.

The committee then continued on-going discussions of the long range parks and trails capital improvement projects. Allen updated the committee on the current working capital projects timeline in the budget including the North Pagosa Trail extension to Aspenglow in 2027, the Park Avenue trail extension to Holiday in 2028; the Vista Gas Line trail in 2025. These projects align pretty closely to the committee recommended project priorities. The committee agreed to continue working toward project reviews and priorities including new proposed projects and to work toward updating the 2013 Master Plan.

Lynch gave the committee an overview reminder of the Vista gas line trail, part of the 2013 Master Plan and next up on the long range capital budget in 2025, stating that the proposed trail would connect to the Vista Lake trail and then wind through and down to the large greenbelt in Trails subdivision, up through the high pressure natural gas easement and back into the Vista area. The committee asked if this trail could be connected over to the Chris Mt II area and Lynch said it could pretty easily.

Lynch also gave the committee an update on the greenbelt wildfire mitigation work, a summary of the large greenbelt thinned in Highland Estates, Twin creek and Martinez Mt II (the large 40 acre tract). The thinning projects are a huge improvement to the greenbelts and could result in better future recreational access, trails or parks. The committee agreed to continue working on exploring future recreational opportunities in the greenbelts. The committee had toured a number of the greenbelts earlier this spring on a field trip and agreed that another tour this fall or next spring would be recommended.

The meeting was adjourned at 3:15.

PLPOA 2024 Operating, Reserve & Capital Budget

First Draft Review

October 12, 2023

By: Allen Roth, General Manager

We started working on the budget the beginning of September after the August 2023 financial statements were completed. Each Department Manager builds each line item from zero, taking into consideration a 3–5-year trend and projected cost increases for items such as equipment, janitorial expenses and other supply items. We also identify extraordinary expenses from previous years and not include them and add any new expenses that will be atypical for 2024 such as the HB 1137 delinquent account notification requirements. Each Manager reviews their budget with me for any changes, additions or subtractions. I compile all their information onto one spreadsheet provided by the Comptroller and make necessary changes in order to balance the budget. I then turn over the budget to the Comptroller and work with her for final compiling and review. The budget will be presented to the Finance Committee for review on September 28 and the Board of Directors on October 12.

The 2024 budget is centered upon keeping expenses in-line, especially with inflation and meeting the amount of funds to be transferred into the two reserve funds and the capital improvement fund. These fund transfers are set according to the Reserve Study and the Capital Improvement Funding Plan. The Capital Improvement Plan was approved at the September 14 meeting. A Reserve Fund Update was approved at this meeting as well for an increase of \$15 in dues assessments to cover the unbudgeted RU replacement project at the pool. It is extremely important to keep the Reserve Fund balance in good order to fund scheduled replacement projects in the reserve study or unexpected expenses that may arise.

The 2024 draft budget shows an increase of 7.9% in total operations expenses at \$208,388 compared to the 2023 fiscal year budget. Last Fiscal year's increase in expenses was 8.4%. The budget reflects the same increase of total operations revenue at \$208,388 as well. The proposed budget for 2024 increases the dues assessments from \$300 to \$325.

One challenge to this year's budget is projecting the continued impact of inflation. Although increases are not near 2023, we are still feeling the rising costs. According to the US Bureau of Labor Statistics, the all-items index increased 3.7% over the last 12 months. Specific items such as food rose 4.3%, shelter 7.3%, services 5.9% and apparel 3.1%. Gasoline has now increased over 10% in the past month. The Social Security COLA is now expected to rise to an 3.2% increase for 2024.

Beginning with the revenue side of this budget, we are proposing an increase on all fees. These fees have not been increased since before COVID in 2020. Since this time, we have seen rapid increase in inflation, but have not adjusted our fees to assist with offsetting the rising costs.

This budget includes a tab in the document listing all the fees and the projected increases. The total projected increase amounts to \$119,731. However, despite some of the fee increases, we are anticipating a drop-off in participation which will negate some of the increase. One example is that conveyances will continue to be low due to the increased interest rates and the market slowing. Also, we are seeing a trend and projecting a drop-off in the number of permits. Fishing and boating fees will increase revenue, but this will assist with offsetting the rising stocking fees. So, the stocking expense line item shows a \$16,813 increase. The Recreation Center is budgeted with a 20% increase in membership fees to assist in revenue. Last year, the increase was reduced to only 5%. Wyndham did not receive an increase in their Rec Center fees last year, so this year we are proposing a 15% increase. Wyndham's attendance at the Rec Center this year jumped 25%.

So, the 2024 budget is dependent upon the dues increase of \$25.00 to offset the expenses. We are budgeting for an increase of STR's to 400. The STR's will pay a 3x multiplier the same as time shares accounting for \$260,000. However, PLPOA continues to lose lots counted for assessment purposes due to the consolidation of lots. The Association lost another 32 lots bringing the total down to 6,005 for 2024. Even though there is a lot consolidation fee, it puts additional pressure on us to control costs to keep the annual assessments in line. The lot consolidation fees are only one time and not guaranteed each year.

In the Administrative Services income, you will notice that we are accounting for a \$125,000 carry forward. We would use the \$75,000 carry forward budgeted in 2023 with additional \$50,000 surplus from the 2023 fiscal year to move into the 2024 fiscal year. The \$75,000 carry forward from 2023 will not be included in the projected 2023 net income. Also, the amounts for delinquent fees required by HB 1137 were not as high as anticipated and have been lowered. This will also be reflected on the expense side.

On the expense side of the budget, the \$25 dues assessment increase is attributed to a \$15 increase for the reserve fund transfer. This amounts to \$116,805 in addition to the already scheduled \$16,500 in the reserve study. This totals to \$133,305 of additional funds being transferred into the reserves. The remaining increase is to cover the rising operational costs. This is mainly attributed to insurance, utilities, staff salaries and wages, and supplies and services. Health insurance costs are expected to rise 13%. Electric is scheduled for a 6.2% increase with waste disposal at 2.5%, and gasoline prices continue to stay high. Staff salaries and wages are budgeted for a 4% increase keeping with the COLA. Factors impacting wages is the minimum wage is planned to increase to \$14.42. This forces us to continue to increase part-time wages to stay ahead of the minimum wage. Locally the demand for employees has become competitive increasing wages to be able to obtain and retain staff. As we have seen in our personal lives, goods and services have increased dramatically, whether it be gas, food, housing, construction materials, or dining out. PLPOA is not different in facing the rising costs to provide maintenance and services to the owners of Pagosa Lakes.

The largest expense increase is benefits. We are anticipating a 13% increase in health insurance which may change in October with more definite rates for 2024. This year is our third different insurance provider in three years. We continue to shop around for better rates while continuing the same level of benefits. However, due to our rural location, we are more limited in providers. The retirement fund expense is increasing by \$9,000 due to switching to a new provider Paylease. The switch in providers was presented to the Board earlier this year and approved.

Community Enhancement fees will increase 40%. This is due to the continue increase of the pine needle pick-up program. Also, fees and usage are going up for the spring and fall dumpster program. As previously mentioned, the costs for stocking the lakes have risen for us to increase the fish stocking amount by \$16,813. You will see other large increases in the utility section of the budget and the Recreation Center's building maintenance and pool maintenance. Equipment and supplies continue to increase for maintenance.

Something else to keep in-mind regarding expenses is that over the past 5 years, PLPOA has averaged an increase of over 70 new homes. This does not provide any additional dues, just additional use of amenities and services resulting in higher costs to the Association. COVID has also brought a lot of second-home owners to Pagosa to live here full-time.

As previously mentioned, inflation has impacted costs on all items. As you review the budget line items, you will see increases on most of the line items. In order to keep-up with properly maintaining our common area facilities and providing services, we have to keep up with the costs associated with them the same as any business.

The updated Reserves Study and the Capital Improvement Funding Plan, have both been approved at the September board meeting. The transfer amount into the Capital Improvement Funds remains the same as indicated in the plan. The Reserve Budget includes two separate funds. They are the General Reserve Fund and the Trails Maintenance Fund.

The budget is based on the Reserve Study Plan and the Capital Improvement Funding Plan regarding the transfer amounts from operating into these funds. As previously stated, according to the updated Reserve Study an increase of \$16,500 is recommended to be transferred into the Reserve Fund. With the Reserve Study Update, an additional increase of \$116,805 is scheduled to be transferred as well making the total budget transfer amount to \$499,305. The Reserve Study had to be updated due to the unexpected need for the replacement of the RU system in the Recreation Center. The Reserve Study scheduled the replacement of this unit for 2028 and only at \$136,737. The estimated cost for the project is at around \$700,000. The concern is if the Association have enough funds proceeding into the years ahead to complete the recommended list of maintenance and replacements in the Reserve Study.

In the 2024 budget spreadsheet, there are two additional tabs. One tab is for the two Reserve funds and the other is for the capital improvement fund. The Revised Reserve Study, as approved by the Board, recommends the replacement of 11 different items totaling \$861,799

in the General Reserves. These items are listed in 2024 budget reserves tab. The Reserve Study recommends four projects in the Trails Reserve Fund for fiscal year 2024. These four projects total \$208,346.

Total capital expenditures for 2024 are \$379,160. The two projects identified and amounts are according to the capital improvement funding plan. The capital improvement funding plan was reviewed and discussed during a board work session. The board approved the capital funding plan during the September meeting.

In looking at the 2024 budget, we are confident in the numbers provided. I anticipate in the coming work sessions, we will arrive at a final budget that everyone can agree on regarding assessment level, capital funds and reserve funds. We look forward to working with the Finance Committee and the Board over the coming weeks to arrive at a final budget that makes sense fiscally, yet adds value to the Owners investment in our Association.

DRAFT

Observations on the Proposed Budget for 2024

Consideration should be given to the following issues regarding the recreation center.

1. The fees that are charged for use of the center are very low when compared to the level of services that the recreation center offers.
2. The recreation center budget should at minimum be planned for break even and better if there is a small, 5% surplus planned.
3. Since the rec center is experiencing significant capital expenditure needs there should be a separate reserve fund set up for the rec center.
2. Permit fees are not matching expenditures. a review should be done to better match incoming fees and outgoing expenditures.
3. A new reserve study should be performed for trail expeditors.
4. Headcount by full time and part time positions should be added to the budget to better understand where staff are.
5. Interest income from Reserve and Capital funds should be reviewed to determine if it should be added to the budget.