

# Joint Work Session between the Board of County Commissioners of Archuleta County and the Board of Directors of Pagosa Lakes Property Owners Association

## August 8, 2023 – Meeting Notes

Work Sessions allow the Boards to discuss items that may be of mutual interest. No decisions are made at Work Sessions. Minutes are not taken, but meeting notes are compiled by the County Paralegal for future reference only. Notes may not completely reflect all discussions and may contain inaccuracies. All documents and items discussed are Work Product.

### Attendees:

- PLPOA – Dan Meyer, Lars Schneider, Wade Lundy, Patrick Moore, Ericka Bailey, Allen Roth, Monty Whitman, Chris Tanner
- BoCC – Veronica Medina, Warren Brown, Derek Woodman, Todd Weaver, Kevin Pogue, Mary Helminski

### Development in Chris Mountain Village II Subdivision:

- Dan – following up to our discussion in May. The county took over a bunch of lots through foreclosure. Are there any more in CMVII? No.
- Utilities – the parcels all have water and sewer, but no electric. Can the money from the Fairfield Bankruptcy fund be used for that?
  - There's a policy in place that a lot owner can be reimbursed about \$2700 for trenching and backfilling costs incurred.
  - Will CDC be using this reimbursement for their parcels? Probably. Will also be going for grant money to help with tap fees, road improvements.
    - County is fiscal agent for this grant.
  - Monty – does LPEA know of this policy? Carolyn Foster is very well informed about it – not sure about who else.

### Flooding & Culverts in Lakeview Estates Subdivision:

- Several owners were at the last joint work session who had a lot of flooding in May. Any update on this?
  - There's been discussion between Allen, Derek and Justin at PAWSD. There's a slight rise at the culvert where it crosses at Lakeside and water does pool there. Culvert itself is OK and the ditches flow, but the road could be fixed to drop the rise down.
    - Justin at PAWSD said there was a significant leak at that point – directly behind Marilyn's house. It was almost a 100% separation. PAWSD has done all the repair work there, including digging up an entire deck that the line went under.

- Lars - Homeowner is responsible for maintaining check valves and fixing their own drainage issues.
- Allen - Any plan on building up the culverts and replacing them? Derek - Only thing that could be done is ripping out the culvert and putting in larger ones. But the water's running through there easily now. The snowmelt that was being stored near there contributed to the flooding. County won't be storing snow there going forward. And the amount of snow from last year was unusual.
  - Farmers Almanac shows a colder and wetter winter this year.

Youth Sports Field Agreement and Grant:

- PLPOA attorney is drafting legal documents for this.
- New sports field behind the rec center. Looking at the county applying for a grant, but since PLPOA is a private for-profit, it would need to be open for all county youth residents, not just PLPOA residents.
  - Allen – met with Town who is also on board.
- Monty – would grant funds be available to expand into tennis and basketball courts? Derek – as long as it's available to everyone, there is GOCO funding out there.
  - Lars – Rec Center bathrooms could be an issue and will be overrun.
- Allen – PLPOA owners wouldn't want Rec Center open to the public, so there will need to be consideration for this.
- PLPOA is putting vault toilets in at Cloud Cap and Lake Hatcher.

Road Work in PLPOA:

- Warren – County is slated to finish Port Avenue between Vista and the PLPOA clubhouse.
  - There are about 17 different road projects going on this year, more than any other year.
  - Would like PLPOA to help pay for the rest of the road. Kevin, it's about 1/10 of a mile (about 9,000 sq. ft. of pavement). Would need to calculate that out.
    - Dan – has 3 funds (operating fund, capital improvements fund and reserves fund). Reserves fund is being hit for a necessary piece of equipment for the rec center that will cost about \$700,000 more than reserves fund will allow.
    - This might be workable in the 2024 budget, but hard to know which fund it would come from. Maybe a new fund (Community Giveback) but would probably need to survey the owners to gauge their interest.
- Dan – Back in 2019 or 2020, he thought there was going to be a new type of road technology that was being used. Port Avenue looks good.
- Dan – It's a misconception by the public that property taxes pay for the roads. Suggests the county provide the public with information on how the roads are paid for.
- Lars – There's a capital improvement fund meeting this Thursday and knowing the numbers would be helpful.

- Lars – PLPOA just acquired 600 acres of greenbelt. Fire mitigation for those acres as well as for the property owners, they’re spending about \$150,000 over the next five years for fire mitigation.
- Dan – Road & Bridge is now advertising what projects are being done. Can that list be shared with PLPOA? Derek – yes, beginning next week, road work will be amped up considerably and Kevin will provide it to PLPOA.
  - Allen – can Kevin also provide a list of which roads are gravel and which are paved?
  - Kevin – Vista will be using a cold patch type of technology which will make it appear like a paved asphalt road.
    - Hoping this will last two years before needing to do a chip-seal maintenance.

PLPOA Involvement in County Strategic Planning:

- Dan – at our last joint work session, it was discussed that the county plans to work on a Strategic Plan. Veronica – hopes to present the idea during budget time.

County Use of PLPOA for Surveys:

- They have capability to do survey to their property owners and reaches out to about 5,000 residents. They are willing to send out surveys for the county.
- Lars – with the Strategic Plan, this could be a good resource.
- Receives about 863 responses the last survey they took.

Other Items:

- Ericka – very happy that STR information is being updated on county website.
- Derek – thanks to PLPOA for letting county store materials for road work.

Next meeting: Monday, November 6<sup>th</sup> at 5pm at PLPOA.