



**Board of Directors Regular Meeting  
March 14, 2024 6pm  
Pagosa Lakes Administration Building  
AGENDA**

- 1. 6:00 pm Call to Order**
- 2. Verification of Quorum by Board Secretary**
  - a. Approval of Agenda
- 3. Approval of the minutes**

**February 8, 2024 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 February 2024 Meeting Minutes](#)
- 9. Unfinished Business**
  - a. Memorandum of Understanding – Youth Athletic Field & Youth Sports Organizations Meeting
  - b. [Liability Insurance RFP](#)
- 10. New Business**
  - a. Sale & Purchase of ATV
  - b. Purchase of Two Trailers
  - c. [PLPOA Properties obtained through Delinquency](#)
  - d. [Lake Shoreline Policy and/or Rules and Regulations](#)
- 11. Correspondence**
- 12. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 13. Adjournment**



**Board of Directors Regular Meeting  
February 08, 2024 6pm  
Pagosa Lakes Administration Building  
MINUTES**

Board Attendees: Dan Mayer- **President** and Sasha King -  
**Director** via ZOOM  
Lars Schneider-**Vice President**  
Monty Whitman-**Secretary**  
Ericka Bailey-**Treasurer**  
**Directors:** Wade Lundy & Patrick Moore

Staff: Allen Roth-GM  
Katie Benoit-CT, Larry Lynch-DPE,  
Keith Cramer-DCS, Ryan Graham-RA  
Jen Pitcher-Lifestyles

Recording Secretary-Jenifer Pitcher

**Owner/Visitors:** *Trisha Frank (Zoom), Habitat Reps: Lori hendricksen, Barbara Swindlehurst, Monica Nigon & David Wolf.*

1. **6:07 pm Call to Order** by VP Schneider.
2. **Verification of Quorum** by Board Secretary Whitman.
  - a. Approval of Agenda –*Motion by Schneider to approve agenda, 2<sup>nd</sup> by Bailey. Unanimous.*
3. **Approval of the minutes** –*Motion to approve January 1, 2024 Regular Meeting of the Board Minutes by Whitman, 2<sup>nd</sup> by Moore. Unanimous.*
4. **Disclosures of Conflicts** –*Director Lundy disclosed a conflict on 10 b Personnel Policies (wife is a PLPOA employee)*
5. **Owner/Member comments: NONE**
6. **Habitat for Humanity – 2024 Projects** -*habitat presented the 2024 projects asking for the following fees to be waived:  
Building permit, garage permit, as formed/inspection fee, solar permit, extension fee and sponsor signage  
They also had additional asks - use of rec showers for AmeriCorp Volunteers, storage of modular house and trailer at brush site, 5k partnership, and the consideration to volunteer. A motion was made for an approval of all with the understanding that the project plans still have to go through the ECC process (presented and approved by the ECC) motion made by Whitman, 2<sup>nd</sup> by Schneider. Unanimous.*
7. **Staff Reports:**
  - a. General Manager’s Report as submitted by GM Roth. Additional comments;
    - 1) *Vantaca hiccup with dues*
    - 2) *Rec Center Update - arrival of dehumidification unit*
    - 3) *vista mailboxes and rec center parking lot concern of being over budet, may need variance request*
    - 4) *Bear meeting - Feb 13th*
  - b. Treasurers Report –*Board Treasurer Bailey Presented*
  - c. Department of Property & Environment Report-*As submitted by Lynch*
  - d. Department of Recreation Amenities Report-*As submitted by Graham*
  - e. Department of Community Standards Report –*as submitted by Cramer*
  - f. Lifestyle Report – As submitted by Pitcher.

*Motion to accept Staff Reports as presented by Mayer, 2<sup>nd</sup> Bailey. Unanimous.*

**7. There are 2 lot Consolidations up for review**

*Motion to ratify both lot consolidations by Bailey, 2<sup>nd</sup> Whitman. Unanimous.*

**8. Committee Reports:**

- a. ECC Liaison Report January 2024 Meeting Minutes– *Motion to accept by Mayer, 2<sup>nd</sup> Schneider. Unanimous.*

**9. Unfinished Business**

- a. Memorandum of Understanding – Youth Athletic Field (same as previously review, currently in review with the county) - *No Progress, joint session rescheduled.*
- b. Personnel Policy Manual - *motion made to accept the personnel policy manual by mayer, 2nd by Whitman. Lundy recusing - Unanimously*

**10. New Business**

- a. Liability Insurance RFP - *loss run report is amazing but dropped because of the number of potential issues. A decision needs to be made by April 3, 2024. Vetting several options.*

**11. Owner/Member comments: NONE**

**12. Adjournment** – *Motion to adjourn at 7:00 pm by Schneider, 2<sup>nd</sup> Lundy. Unanimous.*

Respectfully submitted by:

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Monty Whitman, Board Secretary

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Jenifer Pitcher, Recording Secretary

# Pagosa Lakes Property Owners Association, Inc

## 84014 - Replace Air Unit - Rec Center Ending on 3/5/2024

Tran Date	Descr	Amount
3/7/2023	121064 - Reynolds Ash & Associates	\$1,542.50
6/1/2023	2013-363.002-3, -2 -1 - SGM	\$9,922.00
6/6/2023	121415 - Reynolds Ash & Associates	\$2,947.50
6/23/2023	2013-363.002-4 - SGM	\$4,097.00
7/11/2023	121573 - Reynolds Ash & Associates	\$1,642.50
8/22/2023	2013-363.002-6 - SGM	\$630.00
10/1/2023	2013-363.002-7 - SGM	\$90.00
10/6/2023	121939 - Reynolds Ash & Associates	\$112.29
10/17/2023	100 - TFI	\$5,542.21
11/14/2023	HVACDraw2 - TFI - Rec Center HVAC draw 2	\$12,871.33
11/15/2023	HVACDraw 3 - TFI - Rec Center HVAC Draw 3	\$9,679.63
12/1/2023	HVAC Draw 4 - TFI	\$78,610.13
12/31/2023	HVAC Draw 5 - TFI	\$5,995.15
1/29/2024	2013-363.002-9 - SGM	\$2,070.00
1/30/2024	IE23-1508-S1-1 - Engineered Products	\$281,460.22
2/1/2024	HVAC Draw 6 - TFI	\$3,722.40
2/15/2024	HVAC Draw 7 - TFI	\$5,581.33
3/4/2024	HVAC Draw 8 - TFI	\$47,993.81
<b>Total:</b>		<b>\$474,510.00</b>

**Estimated Remaining Expenses**

HVAC - \$21,370  
Cooling & Overhead - \$34,500  
Plumbing & Electrical - \$5,000  
Superintendent - \$5,000  
Total \$65,870

Does not include hooking-up Seresco Unit to heat the pool water

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**INTEROFFICE MEMORANDUM**

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**TO:** ERICKA BAILEY

**FROM:** KATIE BENOIT

**SUBJECT:** ACCOUNTING NOTES FOR FEBRUARY 2024.

**DATE:** February 29, 2024

As of February 29, 2024, the Association has received \$648,050 or 33.2% of the total billed 2024 regular assessments of \$1,949,675. For the same period in 2023, the collections were approximately \$580,300 or 32.0% of the total of \$1,812,900 billed.

Certificates of Deposit as of February 29, 2024:

<b>MATURITY</b>	<b>RATE</b>	<b>VALUE</b>	<b>FUND</b>
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
11/20/2024	5.35%	\$125,000	Capital
11/21/2024	5.30%	\$125,000	Capital

The investment committee met to discuss the \$300,000 Reserve Fund CD that matures March 28th. After reviewing cash flows in our reserve fund for the upcoming year, the investment committee recommends purchasing a \$150,000 12-month CD and deposit the remaining amount into Edward Jones Reserve Money Market account.

**DEPARTMENT OF PROPERTY AND ENVIRONMENT**  
**MARCH, 2023 BOARD REPORT**  
**By Larry D. Lynch**

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1. **Lakes and Fisheries-** The ice is beginning to come off the lakes here in early March, a week or two earlier than normal due to mild conditions. We will not be receiving a large amount of low-elevation runoff this spring unfortunately, the lake levels are generally a foot or so below spill on all four lakes, Hatcher has come up over the winter from a low of 6 feet down in October to just under a foot down currently. It's looking like it could be a potentially tough year for water supply. We will be planning to begin fish stocking operations later this month or first part of April, bringing in around 5000 pounds of 12-16 inch rainbow trout to get things started. I anticipate some great fishing this spring. We will also be shutting down lake aeration systems in the coming days. We will also be monitoring geese nesting later this month.
2. **DPE Projects –** We are looking forward to beginning some of our spring projects in the coming weeks, we will be doing some work on the community gardens getting ready for spring plantings, installing a new fan in the greenhouse, repairs to the raised beds in the upper garden and charging up irrigation systems in April; we are installing a memorial bench near the dam at Lake Pagosa; we will be building a new fenced entry area at the dog park at Rec Center with gate for park entry dog transition; removing thin ice signage around the lakes; spring landscape cleanup and grounds preparations at all facilities and park areas; boat ramp and parking areas grading and gravel replacement as needed; installing a new dog waste station near Gate 5; installing wood chips on Vista Lake trail; playground cleanup and maintenance at all 3 sites; lake patrols and spring cleanup; moving floating docks back into open water positions and installing boat docks at the ramps. We took the opportunity during a slow time in February to re-paint large portions of the interior at the shop, to install a water line hookup for the brush collection area and re-locate the large air compressor to the back room.
3. **Reserve Replacement Equipment –** We are looking at trailer options and pricing here in the region to replace our 18-foot flatbed trailer and our 12-foot dump trailer which are both in poor condition. We have priced out options in Southfork, Bayfield and Farmington and find that generally these companies are offering competitive pricing, similar pricing for the styles we are looking at.
4. **Trail Re-Surfacing Project –** We are working with Travis at Davis Engineering to finalize our scope of work for planned, reserve re-surfacing of asphalt trail segments this spring or summer. The initial scope or plan would include re-surfacing some poor condition trail segments on North Pagosa Blvd (the southerly portion from Village Drive to Lake Forest Cir, approx. 3480 lineal feet) and the southerly portion of the Lake Forest Circle

paved trail from North Pagosa Blvd to Lynn Avenue near the dam (approx. 3010 lineal feet). Davis engineering is recommending pulverizing the existing asphalt, site prep and compaction and a 2-inch asphalt overlay along with regrading of shoulders of ditches. We hope to have an RFP created in the coming days and get this out for proposals for board consideration at the April or May meeting.

5. **DPE UTV Replacement** – I believe Allen will be adding this item to the agenda for board consideration, the potential replacement of our 2021 Polaris Ranger side-by-side UTV with a smaller Quad ATV of some make. The reason for this staff request is that the Polaris Ranger is just not being utilized by the crew or myself, it simply is too large to meet our needs. A couple examples include the recent trail spraying operations on the new Northlake Ave gravel trail and the Hatcher gravel trail where the machine just does not fit on the 4 foot wide surfaces of the trails, a smaller machine would work. Also, the National Forest fence line where we have 6 miles of barbed wire fencing that we repair and maintain annually, the Polaris is too large to get into the tight areas that the fence presents for us, we are unable to use it to bring in tools and supplies needed to repair the fence. The list goes on where the machine just has not met our needs. We would like to propose trading the unit or selling the unit and replacing it with a smaller 4 X 4 ATV machine, possibly a Polaris or Honda Rancher type.



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

<b>Attendance report for February</b>	<b>2024</b>
Timeshare Sign Ins	1,821
Member Sign Ins	6,482
Total User Attendance	8,303
<b>Programs and Activities Attendance</b>	
All programs in Aerobics Room	161
Water Aerobics	117
Racquetball	105
Basketball	22
Lap Lane	684



### **Manager's Summary:**

- The Recreation center is now opening the cardio and weight room area at 5:30am. The pool will remain opening at 6:00am.
- The pool area will be shutdown March 12, from 6:00am to 2:00pm. They will be connecting the new duct work with our current system.
- Currently we are looking for an assistant swim coach.
- We have noticed an increase of members in the rec center. All machines are full and so is the parking lot. It will be great when we add additional parking this summer.
- All new daily pricing and memberships have been updated.
- We have been struggling with finding custodians. I have been coming in early in the mornings to follow behind the cleaners.

### **Maintenance/Supervision:**

- Chris and I are getting paint samples. We are in the process of coming up with a plan to repaint the inside of the rec center at minimal cost.
- Chris has gone through all of our workout equipment and redid the upholstery and cables to all cable machines.
- We have repaired our Cybex treadmill and now have 7 treadmills on the floor.
- Chris and Joe continuing to repair spa boiler.
- Chris and I are trying to figure out how to best remedy our leaking roof. We have leaks in the pool area and weight room area.
- Continuing the preventive maintenance of gym and pool equipment.

### **Programs:**

- I have scheduled three CPR courses, two for February and one for March. All three sessions are full. I have been getting requests to offer more courses.

- Swim lessons registration for April has gone live. I have already maxed out the beginner course and advanced course. The intermediate sessions are almost full. We will have approximately 18 kids for beginner swim lessons, 12 for Advanced and the Intermediate course is half full.
- The Swim Clinics that will be held in late February and March have been filling up fast. So far, we have 18 participants registered for all four sessions and we get about 5-6 drop in's, each session.
- I will group swim lesson dates out in late February. We have been getting a lot of requests. I'm looking for more swim instructors.
- Boss-Tin will be offering a 3 series beginner fly fishing course that will take place on Saturday starting March 23. They will cover fly tying; casting and they will discuss the aquatic bug life as well.
- This Springs, Alyssa Forrest from Forrest Tails Dog Training will be conducting some dog obedience courses in our dog park.

## February 2024, Department of Community Standards Report

By Keith Cramer

- There are 18 open violations, as of March 6<sup>th</sup>.
- We have opened 11 & closed 7 violations this past month. Compliance has been achieved.
- There are 134 current open project permits as of March 6<sup>th</sup>.
- There were 36 Short Term Rental applications submitted since February 1<sup>st</sup>.
  - 0 new owners of existing Short Term Rental properties.
  - 35 annual renewals of existing registered STR properties.
  - 1 new registration of STR properties not previously registered.

## Current Open Violations 2/1/24 - 3/6/24

XN	Details	Property Address
	396610 Animals and Pets - Pet Waste	
	391901 Building / Construction - Project Permit Process Violation	
	276990 Building / Construction - Project Permit Process Violation	
	383133 Building / Construction - Project Permit Process Violation	
	383269 Building / Construction - Project Permit Process Violation	
	383405 Building / Construction - Project Permit Process Violation	
	396608 Hazardous Activities - Trespass	
	298080 Landscaping - Removing Trees Without a Permit	
	281223 Unsightly - Improper Storage of Appliances	
	400918 Unsightly - Improper Storage of Appliances	
	281224 Unsightly - Improper Storage of Household Furniture	
	400919 Unsightly - Tires	
	281226 Unsightly - Overall Appearance	
	306899 Building/Constructions - Doing Work without a Permit	
	392016 Building/Constructions - Doing Work without a Permit	
	392038 Obnoxious, Offensive, Illegal Activities	
	391899 Obnoxious, Offensive, Illegal Activities	
	281225 Unsightly - Construction Materials Improperly Stored	

## Violations Opened 2/1/24 - 3/6/24

XN	Details	Property Address
383133	Building / Construction - Project Permit Process Violati	
383269	Building / Construction - Project Permit Process Violati	
383405	Building / Construction - Project Permit Process Violati	
391899	Obnoxious, Offensive, Illegal Activities	
391901	Building / Construction - Project Permit Process Violati	
392016	Building/Constructions - Doing Work without a Permit	
392038	Obnoxious, Offensive, Illegal Activities	
396608	Hazardous Activities - Trespass	
396610	Animals and Pets - Pet Waste	
400918	Unsightly - Improper Storage of Appliances	
400919	Unsightly - Tire	

# Violations Closed 2/1/24 - 3/6/24

XN	Details	Property Address
366150	Unsightly - Tires	
375146	Rubbish and Debris - Polycart/Trashcan Left Roadside	
383132	Building / Construction - Project Permit Process Violation	
383394	Building / Construction - Expired Permit	
375148	Unsightly - General	
366149	Unsightly - General	
383270	Building / Construction - Project Permit Process Violation	

**Pagosa Lakes Property Owners Association  
Lifestyle and Communications Report  
Feb 8, 2024  
Jenifer Pitcher**

**Lifestyle:**

- **Tech**
  - *Point to Point wifi in Clubhouse (happening in the next few weeks)*
  - *Synology upgrade installed*
  - *Next up, old Synology moving to back up*
  
- **PLPOA lifestyle upcoming offerings**
  - *DCS – Permit Applications 101 3/6/24*
  - *Athletic Facility 3/12/24*
  - *Bear committee 3/19/24*
  - *Easter – 3/23/24*
  - *Tourism – Clean up 5/3-4*
  - *Spring Flea Market 3/18/24*
  - *All Saturdays 3/16-8/24 BOOKED*

The image shows a screenshot of a calendar application for March 2024. The calendar is displayed in a grid view with days of the month from 1st to 31st. Each day cell contains a list of events or activities. Some days have red background bars indicating specific events or holidays. The events listed include:

- March 1:** Clubhouse Fitness with Jane, Tuesday the 1st, 5:00pm - 6:00pm.
- March 2:** Clubhouse Fitness with Jane, Tuesday the 2nd, 5:00pm - 6:00pm.
- March 3:** Clubhouse Fitness with Jane, Tuesday the 3rd, 5:00pm - 6:00pm.
- March 4:** Clubhouse Fitness with Jane, Tuesday the 4th, 5:00pm - 6:00pm.
- March 5:** Clubhouse Fitness with Jane, Tuesday the 5th, 5:00pm - 6:00pm.
- March 6:** Clubhouse Fitness with Jane, Tuesday the 6th, 5:00pm - 6:00pm.
- March 7:** Clubhouse Fitness with Jane, Tuesday the 7th, 5:00pm - 6:00pm.
- March 8:** Clubhouse Fitness with Jane, Tuesday the 8th, 5:00pm - 6:00pm.
- March 9:** Clubhouse Fitness with Jane, Tuesday the 9th, 5:00pm - 6:00pm.
- March 10:** Clubhouse Fitness with Jane, Tuesday the 10th, 5:00pm - 6:00pm.
- March 11:** Clubhouse Fitness with Jane, Tuesday the 11th, 5:00pm - 6:00pm.
- March 12:** Clubhouse Fitness with Jane, Tuesday the 12th, 5:00pm - 6:00pm.
- March 13:** Clubhouse Fitness with Jane, Tuesday the 13th, 5:00pm - 6:00pm.
- March 14:** Clubhouse Fitness with Jane, Tuesday the 14th, 5:00pm - 6:00pm.
- March 15:** Clubhouse Fitness with Jane, Tuesday the 15th, 5:00pm - 6:00pm.
- March 16:** Clubhouse Fitness with Jane, Tuesday the 16th, 5:00pm - 6:00pm.
- March 17:** Clubhouse Fitness with Jane, Tuesday the 17th, 5:00pm - 6:00pm.
- March 18:** Clubhouse Fitness with Jane, Tuesday the 18th, 5:00pm - 6:00pm.
- March 19:** Clubhouse Fitness with Jane, Tuesday the 19th, 5:00pm - 6:00pm.
- March 20:** Clubhouse Fitness with Jane, Tuesday the 20th, 5:00pm - 6:00pm.
- March 21:** Clubhouse Fitness with Jane, Tuesday the 21st, 5:00pm - 6:00pm.
- March 22:** Clubhouse Fitness with Jane, Tuesday the 22nd, 5:00pm - 6:00pm.
- March 23:** Clubhouse Fitness with Jane, Tuesday the 23rd, 5:00pm - 6:00pm.
- March 24:** Clubhouse Fitness with Jane, Tuesday the 24th, 5:00pm - 6:00pm.
- March 25:** Clubhouse Fitness with Jane, Tuesday the 25th, 5:00pm - 6:00pm.
- March 26:** Clubhouse Fitness with Jane, Tuesday the 26th, 5:00pm - 6:00pm.
- March 27:** Clubhouse Fitness with Jane, Tuesday the 27th, 5:00pm - 6:00pm.
- March 28:** Clubhouse Fitness with Jane, Tuesday the 28th, 5:00pm - 6:00pm.
- March 29:** Clubhouse Fitness with Jane, Tuesday the 29th, 5:00pm - 6:00pm.
- March 30:** Clubhouse Fitness with Jane, Tuesday the 30th, 5:00pm - 6:00pm.
- March 31:** Clubhouse Fitness with Jane, Tuesday the 31st, 5:00pm - 6:00pm.

Red background bars are present on the following dates:

- March 7: **Clubhouse Fitness**
- March 18: **Spring Flea Market**
- March 23: **Easter**
- March 28: **Spring Flea Market**
- March 31: **Spring Flea Market**



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

Lot 85-86  
 68 Ranger Park Dr.  
 NO violations over dues  
 will be in letter  
 396571

Lot 87  
 70 Gila Dr  
 NO violations over dues  
 will be in letter  
 396570

LOT CONSOLIDATION

Date 2/26/2024



Dear Utility Company/HOA/POA:

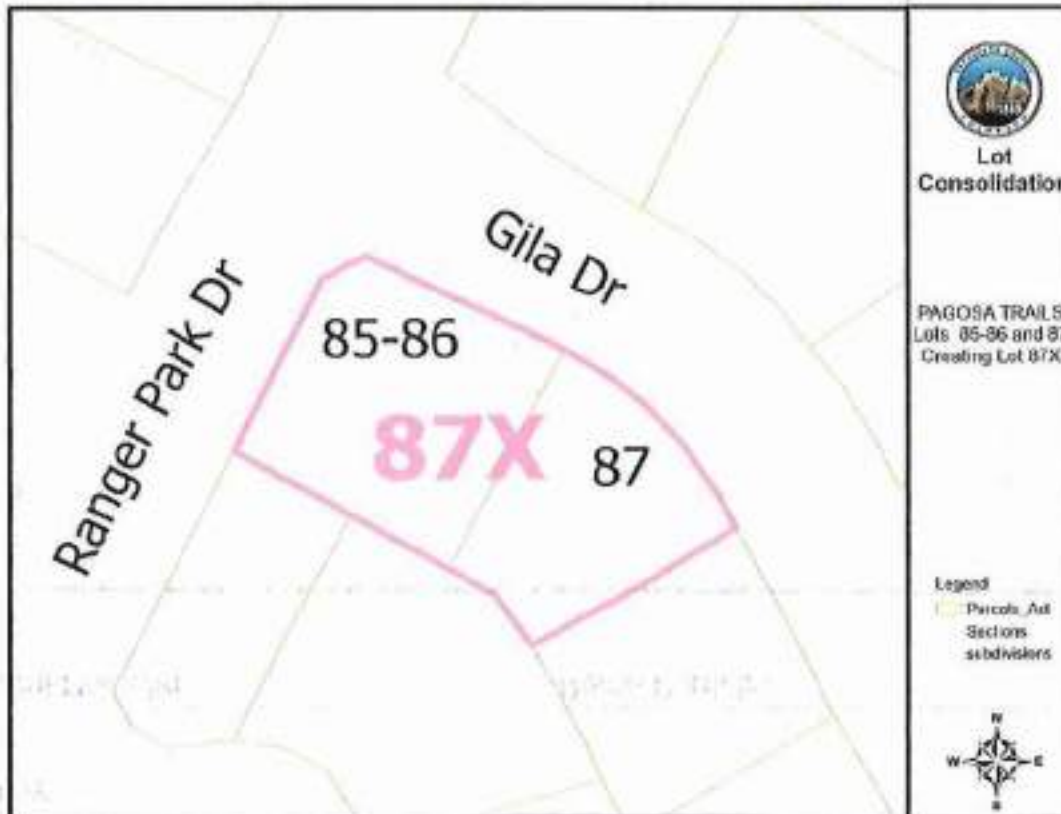
The owners of Lots 85-86 and 87, PAGOSA TRAILS, are proposing by resolution to consolidate Two (2) lots to become lot 87X, 70 GILA DR. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, or (970) 264-1390 prior to March 27, 2024.

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

Sincerely,

Wimonrat Portfolio

Rama Portfolio







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

RECEIVED  
 FEB 18 2024  
 BY: J20

Lot 5 246 Cloud Cap Ave  
 No Violations Annual  
 Assessment Due  
 383585  
 Lot 6X 262 Cloud Cap Ave  
 No Violations Annual Assessment  
 Due will get letter must be  
 paid before consolidation  
 completed  
 385322

LOT CONSOLIDATION

Date February 14, 2024

Dear Utility Company/HOA/POA:

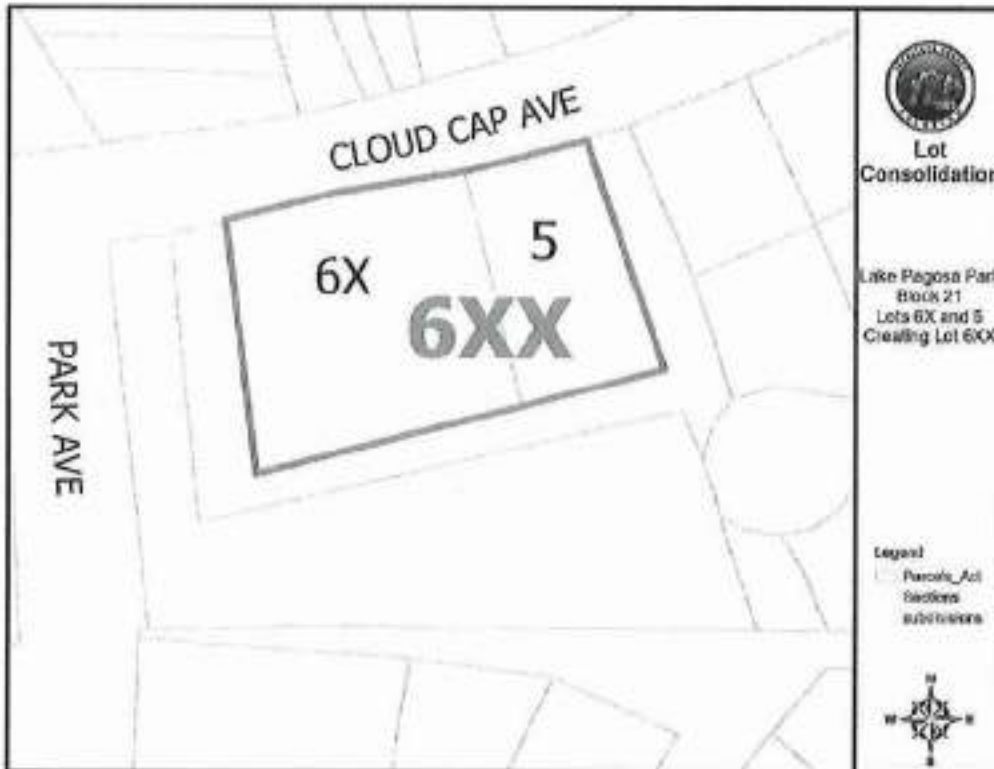
The owner of Lots 6X and 5, Block 21, LAKE PAGOSA PARK, is proposing by resolution to consolidate Two (2) lots to become lot 6XX, 262 Cloud Cap Ave. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, or (970) 264-1390 prior to March 16, 2024.

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

Sincerely,

Daron B Selph  
 Daron B Selph

Angela C Selph  
 Angela C Selph



### ECC Liaison Report

DESCRIPTIONS	February		YTD	Previous YTD		
	1st*	15th	2024	2023	2022	2021
Construction of new Single Family Residential and Modular Home		1	3	45	69	87
Mobile /Manufactured New or used placement		0	0	0	5	4
Major Projects		1	1	49	53	59
Minor Projects		1	3	256	320	343
Owner initiated Variance Request		0	0	9	8	16
Solar		0	1	27	17	0
Boat Dock Permit / liscense		0	0	0	7	4
Sign/ Banner permanent and temporary		0	1	2	2	3
Seasonal and Temporary structures		1	1	11	27	9
Written Request: Tree Removal/Fire Mitigation)		0	0	102	126	126
Written Request:Extensions/Revisions		9	20	280	255	136
Written Request: Miscellaneous		1	1	85	92	107
Construction of new Commercial Structure		0	0	2	2	3
Construction of Multi-family structures		0	0	2	0	0
Total Application submissions		14	33	883	981	857
As Form Inspection Additions		0	2	54	54	x
Total Approved Applications		13	32	871	955	846
<b>Notes</b> * Feb 1st no projects						

PLPOA LOT INVENTORY

LOT ADDRESS	SIZE	DATE ACQUIRED	COST BASIS	BACK TAXES	2024 TAXES	UTILITIES	DUES OWED	LOT DIMENSIONS	ASSESSED VALUE	
							BEFORE OWNERSHIP		ACTUAL	TAXABLE
<a href="#">25 Paisley Ct.</a>	.1 acre	12/1/2013	Sheriff Sale	None	\$263.32	None-Close	Received in 2013	29'F x 78'S x135'S x 92'R	\$16,160	\$4,510
<a href="#">74 Gala Place</a>	.1 acre	9/26/2023	Sheriff Sale	\$3,5519.81 - Water	\$312.96	Yes	\$ 4,901.83	25'F x 140'S x 27'R	\$19,200	\$5,360
<a href="#">31 Arroyo Ct.</a>	.2 acre	6/7/2023	Sheriff Sale	None	\$263.32	None	\$ 2,923.21	32'F x 141'S x 49'R	\$16,160	\$4,510
<a href="#">37 Arroyo Ct.</a>	.2 acre	6/7/2023	Sheriff Sale	None	\$263.32	None	\$ 7,386.04	38'F x 166'S x 127'S x 54'R	\$16,160	\$4,510
<a href="#">54 Landau</a>	.2 acre	5/18/2023	Sheriff Sale	\$438.04	\$309.48	None-Close	\$ 7,055.17	80'F x 110'S x 128'S x 72'R	\$19,010	\$5,300
<a href="#">1419 Hills Circle</a>	.2 acre	6/11/2023	Sheriff Sale	\$25,670.97	\$813.96	Yes	\$ 5,799.64	98'F x 86'S x 111'S x 84'R	\$49,950	\$13,940
<a href="#">1288 Cloud Cap Ave. #1</a>	Footprint	6/11/2023	Sheriff Sale	\$7,858.92	\$509.72	Yes	\$ 5,595.64	Timbers Condo Footprint	\$31,300	\$8,730



Trails Blvd

Enter Map Title...

Web Print: 02/15/2024

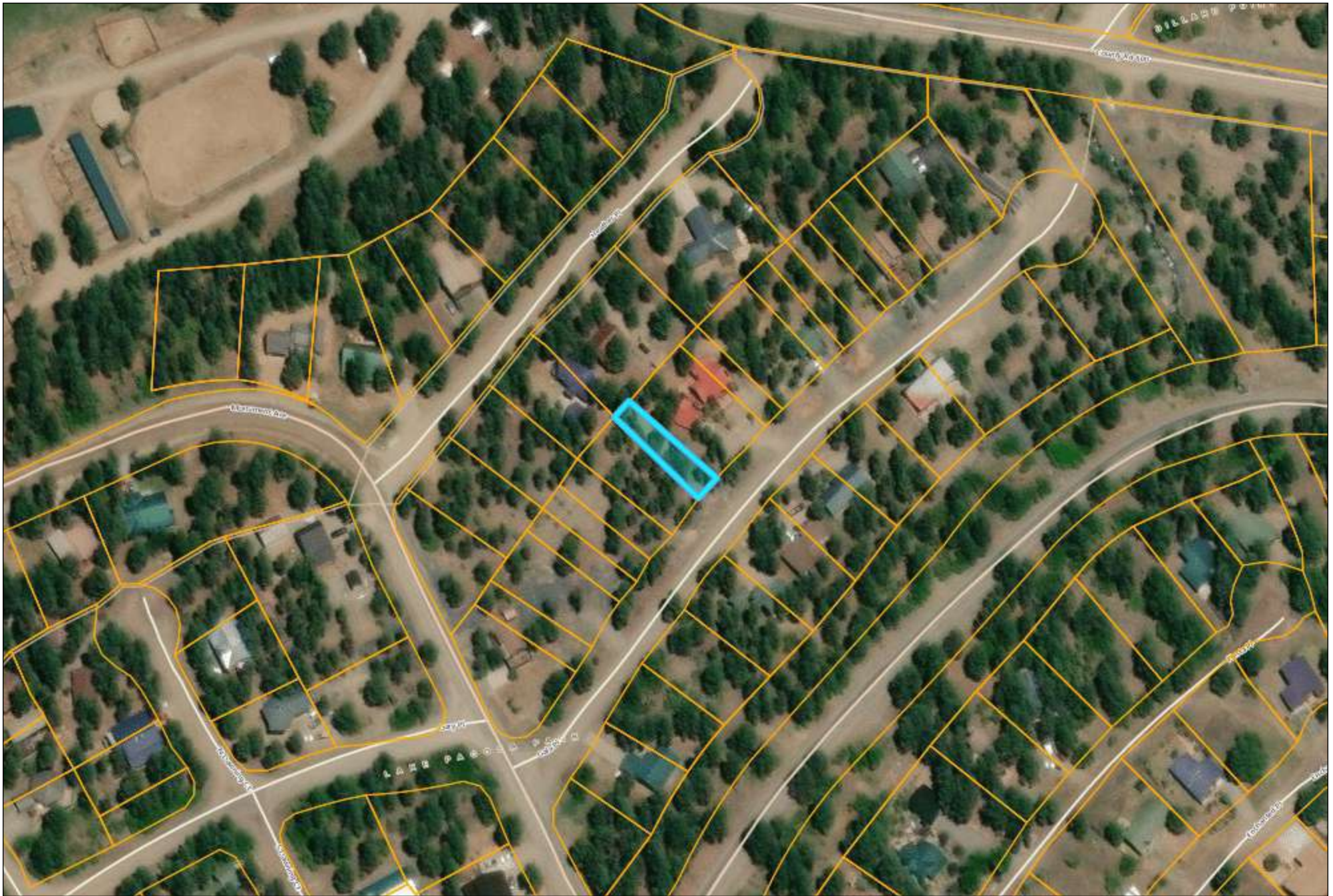


25 Paisley Ct.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

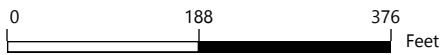


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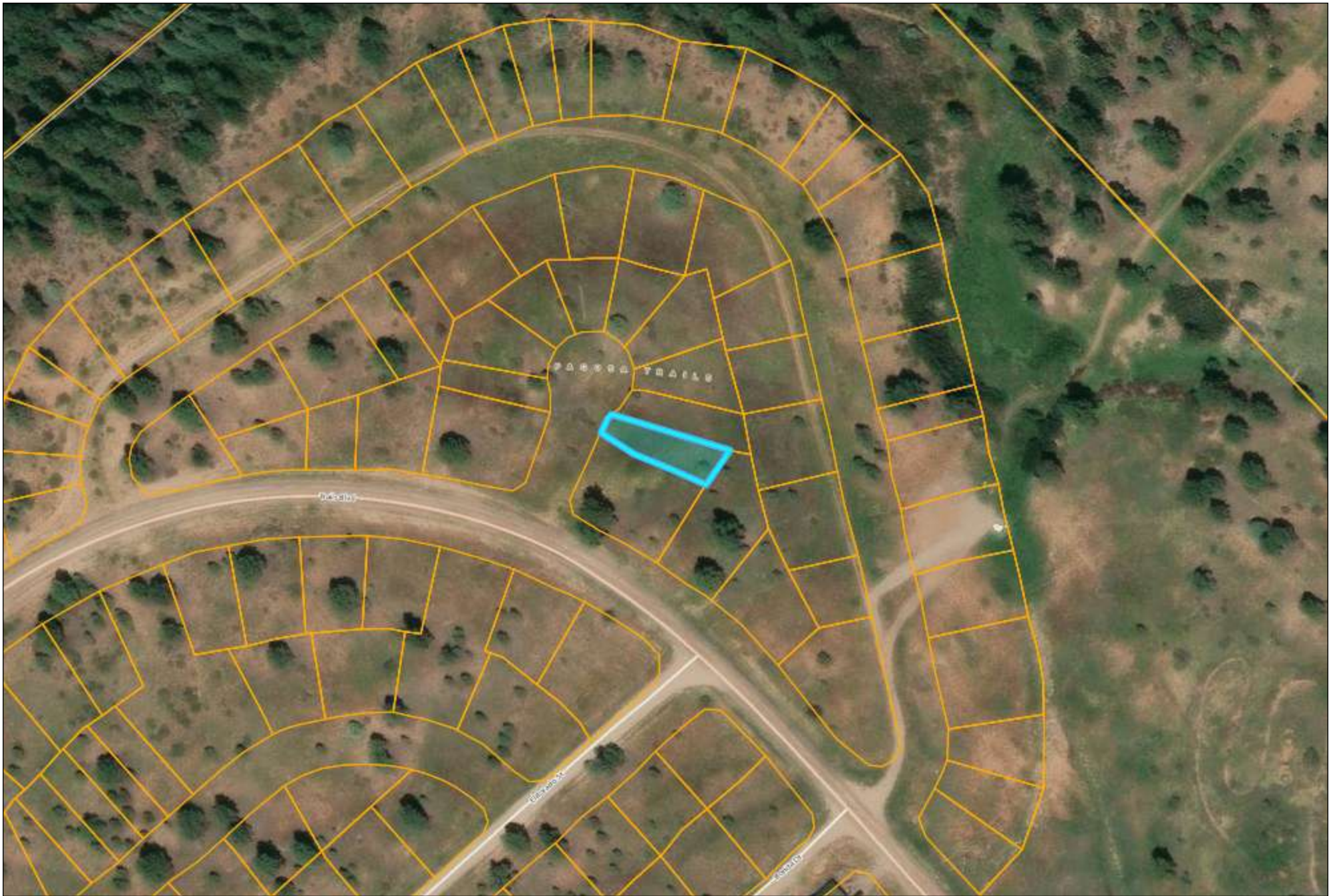


74 Gala Pl.

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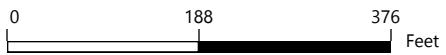


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31 Arroya Cyt.

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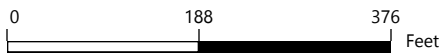


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37 Arroyo Ct.

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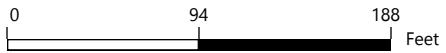
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54 Landau

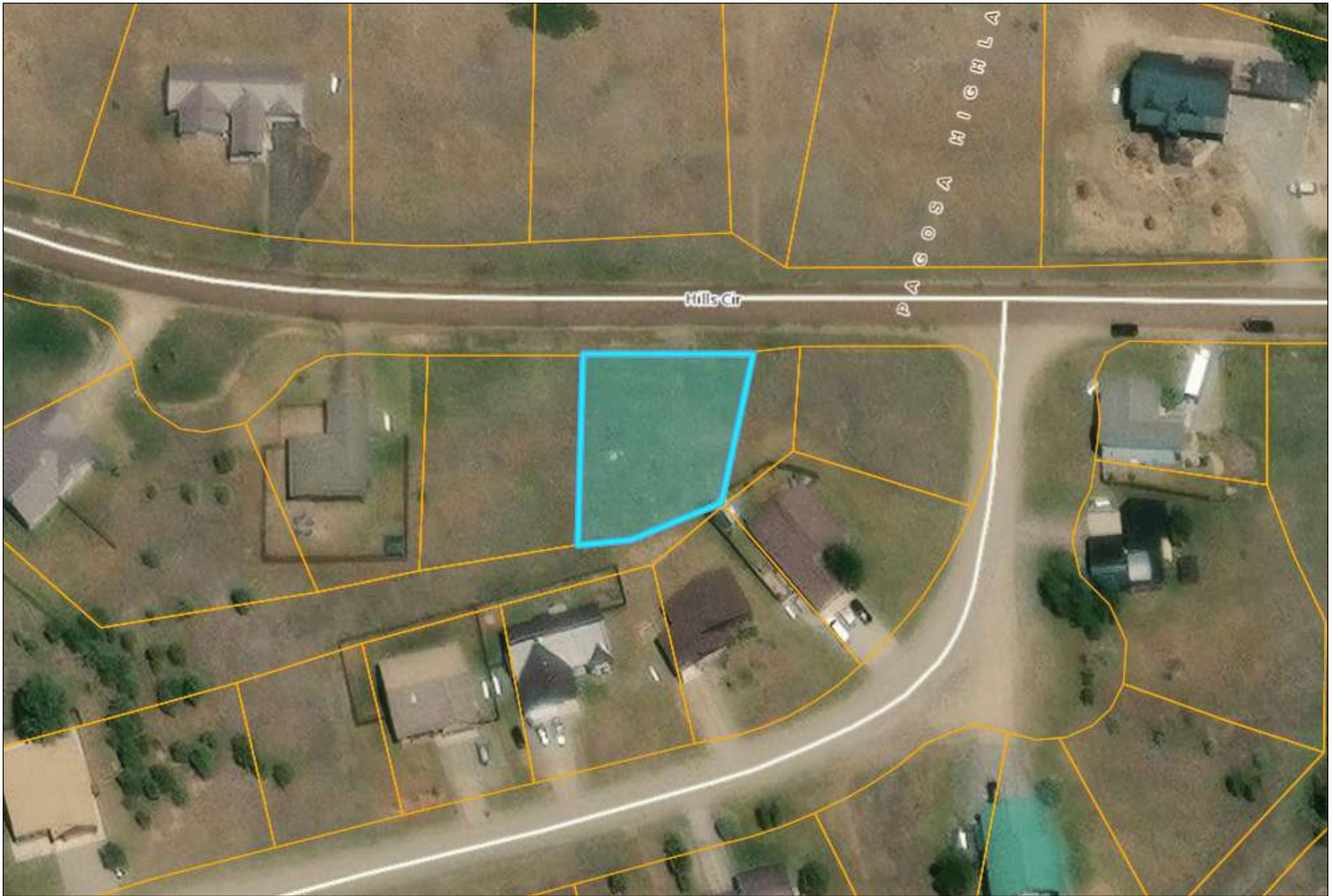


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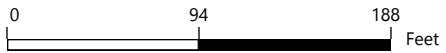


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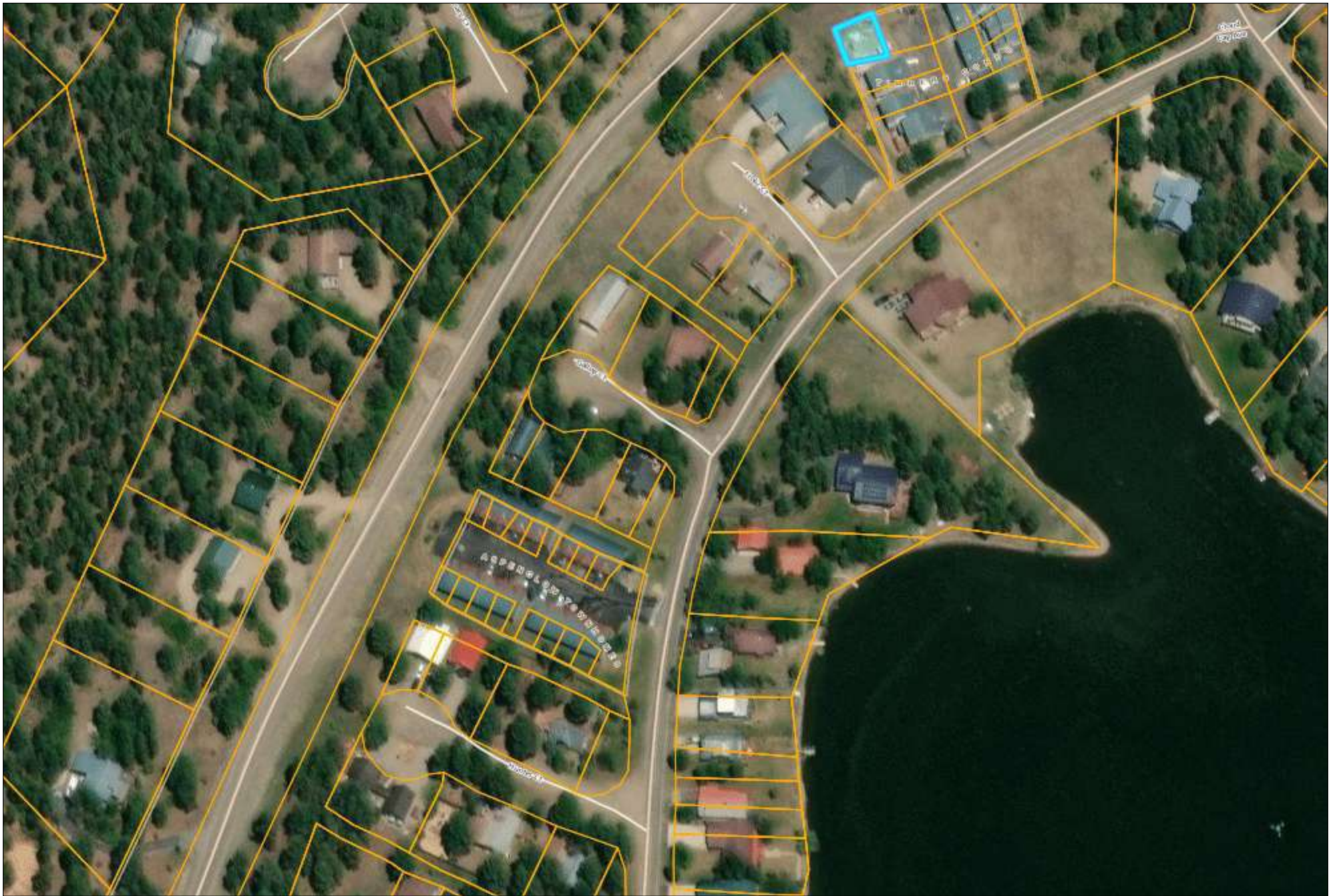
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1419 Hills Circle

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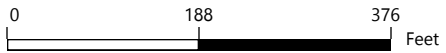


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1288 Cloud Cap #1

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## **Pagosa Lakes Shoreline Policy and/or proposed rules and regulations discussion**

**Purpose: To protect sensitive shoreline and riparian habitat, protect water supply, reduce shoreline erosion issues.**

### **Issues or concerns:**

- The Association holds a 10-foot maintenance easement around all four lakes beyond the high water line.
- Some lakefront owners property pins are well back from the high water line, some are directly against it and many owners have their pins located in the lake by several feet.
- Most of the shoreline properties have already been built upon.
- Climate change has affected the water quality in the lakes with increased temperatures, reduced water supply and higher levels of weed and algae production occurring.
- Because the lakes are man-made reservoirs we have many areas of the lakes where shoreline erosion is occurring or has occurred in the past.
  - Unstable clay and loamy soils are directly adjacent to the water line in many cases which can lead to erosion especially on the lee-ward sides of the lakes where wind action over many years can be problematic.
  - Many owners have taken steps to control erosion, mostly by permitted actions but sometimes not. Some of these actions are minor things like filling in a small section of eroded shoreline with gravel, rock or additional soil. Sometimes areas of rip-rap are installed.
  - We have some shoreline areas within the community that look pretty rough, sometimes vacant properties and sometimes not.
- We have significant amounts of shoreline where willows are the predominant vegetation especially at Hatcher and Village Lakes.
  - Willows can be good for shoreline erosion protection, locking in the lake banks
  - Willows are valuable habitat for waterfowl and other riparian animals
  - We have no real defined criteria for what is an ideal coverage or percentage of willow along any given property.
    - We have had owners in the past wanting to get rid of the willows entirely
    - We have other owners who appreciate the value of the willows and will complain when they see neighbors removing them.
    - An ideal coverage of a willow dominated stretch of shoreline property could be for 30 to 40% to remain, allowing owners to access the lake and have lake views while allowing the naturally occurring willows to still protect shorelines and provide critical wildlife habitat.

- However, these willows are deep rooted and they will inevitably begin growing back immediately requiring annual maintenance to keep them in check
  - In some cases an aquatically approved herbicide can be applied to those areas of willows to be removed to help prevent them from coming back, but it may take a couple years of application to be effective.
    - This type of application should only be done by the Association under supervision of Lynch
- Lawn areas that extend up to lake edge or not ideal in many cases, a buffer of 10 or 15 feet minimum where more desirable vegetation would be ideal.
  - Lawns typically require fertilizers which are a detriment to the lakes providing nutrients like phosphorous and nitrogen that fuel increased algae production. Fertilizers can be washed into the lake after storms or leach into the lake sub-surface.
  - Lawns are a favorite food supply for geese
  - Many owners may be using pesticides in their lawn to control weeds which can negatively impact the lake
  - Grasses are not ideal for shoreline erosion protections
- Enhancing or improving shorelines can improve wildlife and waterfowl habitat.
- Enhancing shorelines could create a natural buffer to discourage geese from coming onto the property
- We also have a situation on Lake Forest where the cattails and reeds are the predominant species.
  - Unfortunately, these can be difficult to control and are occurring naturally. I have helped some owners control it to some degree utilizing Clearcast herbicide from Sepro, but it is only partially effective. Those cattails have been established for decades, are an annual plant producing millions of seeds annually in ideal conditions.
  - We've only had a small handful of complaints about it. The fact that they've been there for decades and were present when people bought property and built their homes, I think 95% of those owners around Lake Forest understand that they are naturally occurring and well-established part of the lake ecosystem.
  - They are an important wetland species, provide wildlife habitat and help protect the lake through filtering and shoreline stabilization.
  - I believe the best course of action there is just to work with owners individually to treat areas of cattails with Clearcast to provide lake access windows or corridors and allow owners to remove by hand if desired.

**For consideration: Policies, rules and regulations and/or voluntary recommendations for lakefront owners.**

1. Develop a policy for lakefront riparian areas (within the 10 foot maintenance easement)
  - a. Policy could require a permit for any action occurring within 10 feet of the high water line.
  - b. Policy could encourage owners to create a 10 foot buffer of low-growing riparian vegetation. Could be voluntary and educational in nature.
    - i. This vegetation can include such things as sedges or flowering plants like columbine  
  
<https://www.solitudelakemanagement.com/beneficial-buffers-native-plants-for-ponds-lakes-in-the-west/>
    - ii. These shoreline plants could also include native shrubs like chokecherry
    - iii. When done right it can look amazingly beautiful
    - iv. One or more demonstration areas could be created
  - c. Policy could make it a requirement for lake-front owners to only utilize an Association approved lake-friendly fertilizer that would be available at the office.
  - d. Policy could establish a natural growing willow definition of possibly 30-40% to remain (where naturally occurring)
  - e. Policy could establish a list of Association approved shoreline stabilization designs or criteria including rock work; rip-rap; fiber roll mats; gabions or walls; or bio stabilization in conjunction with erosion mats.
    - i. Could require approved drawings or design by an engineer or landscape architect.
  - f. Policy could restrict use of any pesticides within 10 feet of the lake