



**Board of Directors Regular Meeting
June 13, 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**

May 9, 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 4 lot Consolidation for review**
- 8. Committee Reports:**
 - a. ECC Liaison Report May 2024 Meeting Minutes
 - b. Finance Committee Chair
 - c. Lakes, Fish & Boat Committee
- 9. Unfinished Business**
 - a. Wyndham - Rec Center
 - b. Lake Shoreline Policy
 - c. Capital Improvement Schedule & Funding
 - i. Rec Center Parking Lot & Vista Mailboxes
 - d. Ballot Items
- 10. New Business**
 - a. Ratify Greenbelt Mitigation Contract Award
 - b. New Legislation
 - c. PPP Subcommittee
- 11. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 12. Adjournment**



Board of Directors Regular Meeting

May 9, 2024 6pm

Pagosa Lakes Administration Building

MINUTES

Board Attendees: Dan Mayer-President
Lars Schneider-Vice President
Bailey-Treasurer
Monty Whitman-Secretary
Directors-Sasha King, Wade Lundy &
Patrick Moore

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

Recording Secretary – Candace Selk Barnes

Owners/Guests: Linn Moore, Terrence Limebrook,

1. **Call to Order at 6:00 pm** by Mayer with reminder no audio or video recording allowed.
2. **Verification of Quorum by Board Secretary Whitman**
 - a. Approval of Agenda – Motion by Whitman and 2nd by Schneider to approve agenda with addition of 10. New Business d. County Strategic Plan by Mayer. Unanimous.
3. **Approval of the minutes** – Motion to approve April 11, 2024 Regular Meeting of the Board Minutes by Whitman, 2nd Lundy. Unanimous.
4. **Disclosures of Conflicts:** NONE
5. **Owner/Member comments:** NONE
6. **Staff Reports:**
 - a. General Manager’s Report- as submitted and GM Roth reminded all that Board Applications are due, deadline approaching of May 13, only one received to date. Newsletter articles due. Annual Meeting will be held Saturday, July 27th. Funds from sale of lots have been transferred to Capitol Fund, trail improvements have started and extra bear proof can have been offered to Trails owners, he will be applying for another grant for bear cans.
 - b. Treasurers Report – by Bailey, she stated several CD mature end of May and recommendation by Benoit, Roth and Bailey to the “ladder rollover” as presented. Motion to approve CD recommendations by Whitman, 2nd by Moore. Unanimous.
 - c. Department of Property & Environment Report as submitted by Lynch. Shared several contractors will meet with Lynch and visit the green belts associated with this summer’s wild fire mitigation plan for bids. Wood will be offered to homeowners for free.
 - d. Department of Recreation Amenities Report as submitted Graham. Swim team doing great and swim lessons filling up quickly.
 - e. Department of Community Standards Report as submitted by Cramer. Dumpster Day another success with owners filling 9 rolloffs. DCS and DPE staff worked together to clean up a property. Lengthy discussion regarding a previous board decision waiving fine of \$500 but requiring an alternative requirement to meet compliance. Motion to rescind the alternative requirement and reverse waiver of \$500 fine by Baily, 2nd by Lundy. Four ayes (Baily, Lundy, Moore and Schneider, two nayses (Mayer and Whitman). King recused. Passed.



f. Lifestyle Report as submitted by Pitcher.

Motion to approve Staff Reports as presented by Moore, 2nd Whitman. Unanimous.

7. There are 4 lot Consolidations and 1 Un-Consolidation up for review

Motion to approve all four consolidations as presented by Whitman, 2nd by Schneider. King recused from Hatcher property. Passed.

Motion to approve UN-consolidations as presented by Whitman, 2nd Moore. Unanimous.

8. Committee Reports:

a. ECC Liaison Report April 2024 Meeting Minutes-as submitted by Bailey.

b. Finance Committee- Roth reported Andy unable to fulfill duties. Motion to remove Andy as Chairperson and advertise for replacement in eblast by Whitman, 2nd by Bailey. Unanimous.

c. Youth Sports & Activities Committee- Roth introduced Terrence Limebrook for appointment as Chair for committee. Discussion led by Ryan Graham regarding recent committee discussion and ideas regarding field and/or gymnasium. Motion to approve appointment of Terrence Limebrook as chair of the Recreation Committee by Whitman, second by Lundy. Unanimous.

Motion to approve Committee Reports as presented by Whitman, 2nd by Schneider. Unanimous.

9. Unfinished Business

a. Memorandum of Understanding – Youth Athletic Field & Youth Sports – no update from County atty.

b. Lake Shoreline Policy – Working draft presented in Board packet – Lynch will have draft buttoned up for approval at June BOD meeting. Primary Use as a guide for owners.

10. New Business

a. Ballot Items – Roth, Graham, Pitcher and Youth Sports Committee will work together on survey question for owners. Reminder the Ballot is the perfect opportunity to get owner input thru survey questions.

b. Draft – Rec Center Parking Lot Plans -information only, no cost estimates. Assumption that County will approve variance on timing of paving.

c. Capital Improvement Schedule & Funding No work session date announced.

d. County Strategic Plan - short discussion led by Mayer

11. Owner/Member comments: None.

12. **Correspondence:** Concerned request waiver for STR assessment. No action by Board. Mayer to respond to owner.

13. **Adjournment** – Motion to adjourn at 8:27 pm by Schneider, 2nd by Lundy. Unanimous.

Respectfully submitted by:

Monty Whitman, Board Secretary

Candace Selk Barnes, Recording Secretary

INTEROFFICE MEMORANDUM

TO: ERICKA BAILEY

FROM: KATIE BENOIT

SUBJECT: ACCOUNTING NOTES FOR MAY 2024.

DATE: May 31, 2024

As of May 31, 2024, the Association has received \$1,855,100* or 93.6% of the total billed 2024 regular assessments of \$1,982,825. For the same period in 2023, the collections were approximately \$1,731,600 or 95.5% of the total of \$1,812,900 billed.

*Does not include 142 properties on payment plans.

Certificates of Deposit as of May 31, 2024:

MATURITY	RATE	VALUE	FUND
8/19/2024	5.35%	\$100,000	Reserve
11/20/2024	5.35%	\$125,000	Capital
11/21/2024	5.30%	\$100,000	Reserve
11/21/2024	5.30%	\$125,000	Capital
12/6/2024	5.35%	\$180,000	Operating
2/24/2025	5.30%	\$100,000	Reserve
3/17/2025	5.35%	\$69,000	Operating
3/27/2025	4.75%	\$150,000	Reserve
5/22/2025	5.25%	\$100,000	Reserve

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 5/31/2024

Assets	Operating	Capital	Reserve	Total
Current Assets				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$264,752.47			\$264,752.47
11540 - First Citizens Bank Operating	\$23,001.77			\$23,001.77
11541 - First Citizens Bank Sweep - Operating	\$1,329,888.49			\$1,329,888.49
12100 - Edward Jones Operating	\$74,893.19			\$74,893.19
12110 - Edward Jones Emergency Fund	\$270,019.59			\$270,019.59
12200 - Edward Jones Capital Improvement		\$500,726.82		\$500,726.82
13820 - Edward Jones Reserves			\$758,170.33	\$758,170.33
13841 - First Citizens Bank Reserves - CDARS			\$151,274.13	\$151,274.13
13850 - Edward Jones Trails Maintenance Reserves			\$308,095.41	\$308,095.41
14000 - Accounts Receivable	\$200,227.87			\$200,227.87
14100 - Accounts Receivable - Other	\$92,873.78			\$92,873.78
14900 - Allowance for Doubtful Accounts	(\$17,580.21)			(\$17,580.21)
15100 - Accts Rec.-Employee Dep Health	\$1,084.45			\$1,084.45
15200 - Accts Rec.-Prepaid Legal	\$15.95			\$15.95
15300 - Accts Rec.-Supplemental Health	\$537.12			\$537.12
16000 - Prepaid Expenses	\$52,932.16			\$52,932.16
Total Current Assets	\$2,293,598.23	\$500,726.82	\$1,217,539.87	\$4,011,864.92
Fixed Assets				
18500 - Land: Admin-Shop-Rec Center	\$506,377.38			\$506,377.38
18510 - Building	\$4,043,372.99			\$4,043,372.99
18520 - Equipment	\$911,161.73			\$911,161.73
18530 - Lakes	\$425,755.37			\$425,755.37
18540 - Improvements	\$1,585,187.24			\$1,585,187.24
19900 - Accumulated Depreciation	(\$3,465,893.06)			(\$3,465,893.06)

Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 5/31/2024

Liabilities / Equity	Operating	Capital	Reserve	Total
Total Fixed Assets	\$4,005,961.65			\$4,005,961.65
Total Assets	\$6,299,559.88	\$500,726.82	\$1,217,539.87	\$8,017,826.57
Current Liabilities				
20000 - Accounts Payable	\$11,170.85		\$1,954.46	\$13,125.31
20100 - Accrued Expenses	\$60,251.06			\$60,251.06
22000 - Prepaid Assessments	\$16,426.02			\$16,426.02
23000 - Contract Liability	\$136,691.00			\$136,691.00
25000 - Other Current Liabilities	(\$158.79)			(\$158.79)
27000 - Employee Dep Health Payable	(\$682.00)			(\$682.00)
Total Current Liabilities	\$223,698.14		\$1,954.46	\$225,652.60
Equity				
30000 - Investment in property and equipment, net	\$4,005,961.65			\$4,005,961.65
32000 - Retained Earnings-Operating	\$483,124.31			\$483,124.31
33000 - Retained Earnings-Reserves			\$1,165,080.66	\$1,165,080.66
34000 - Retained Earnings-Capital Improvement		\$535,477.63		\$535,477.63
36000 - Net Income	\$1,586,775.78	(\$34,750.81)	\$50,504.75	\$1,602,529.72
Total Equity	\$6,075,861.74	\$500,726.82	\$1,215,585.41	\$7,792,173.97
Total Liabilities / Equity	\$6,299,559.88	\$500,726.82	\$1,217,539.87	\$8,017,826.57

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	189.63	-	189.63	1,983,014.63	1,951,625.00	31,389.63	1,951,625.00
40010 - Association Dues-Timeshare	-	-	-	320,775.00	320,775.00	-	320,775.00
40020 - Association Dues-STR	(650.00)	-	(650.00)	270,425.00	260,000.00	10,425.00	260,000.00
40100 - Funds Transfer-General Reserves	-	-	-	(468,845.00)	(460,345.00)	(8,500.00)	(460,345.00)
40110 - Funds Transfer-Trails Maintenance Reserve	-	-	-	(56,400.00)	(56,400.00)	-	(56,400.00)
40200 - Funds Transfer-Capital Improvement	-	-	-	-	(313,740.00)	313,740.00	(313,740.00)
40300 - Assessments-Uncollectible	(43.45)	-	(43.45)	(3,081.56)	(35,000.00)	31,918.44	(35,000.00)
40400 - Carry Forward	-	-	-	-	125,000.00	(125,000.00)	125,000.00
40500 - Late Charges	24,776.26	35,000.00	(10,223.74)	25,917.91	35,000.00	(9,082.09)	35,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	7,000.00
40700 - Delinquent Postage Fees	95.59	208.33	(112.74)	440.95	1,041.65	(600.70)	2,500.00
40800 - Delinquent Door Notice Fees	-	291.67	(291.67)	-	1,458.35	(1,458.35)	3,500.00
41000 - Lot Consolidation Fee	3,250.00	2,500.00	750.00	12,750.00	12,500.00	250.00	30,000.00
41010 - Other Income-Transfer Fees	6,840.00	5,717.75	1,122.25	26,540.00	28,588.75	(2,048.75)	68,613.00
41020 - Other Income-Misc	-	-	-	3,331.00	-	3,331.00	-
41250 - Credit card expense payment	-	25.00	(25.00)	-	100.00	(100.00)	100.00
41500 - Gain/Loss on Asset	7,501.00	-	7,501.00	84,518.00	-	84,518.00	-
41900 - Interest - Operating	18,764.70	1,666.67	17,098.03	24,463.10	8,333.35	16,129.75	20,000.00
Total Admin Service Income	60,723.73	45,409.42	15,314.31	2,223,849.03	1,878,937.10	344,911.93	1,958,628.00
Community Standards Income							
42000 - Filing Fee	4,457.00	1,347.00	3,110.00	9,142.00	6,916.00	2,226.00	13,500.00
42010 - Review & Inspect Fee	12,398.00	11,489.00	909.00	58,968.00	58,926.00	42.00	115,000.00
42020 - Permit Transfer Fee	-	-	-	500.00	-	500.00	-
42100 - DCS Fines	500.00	350.00	150.00	1,999.28	1,792.00	207.28	3,500.00
42300 - Community Enhancement	-	399.00	(399.00)	-	2,048.00	(2,048.00)	4,000.00
Total Community Standards Income	17,355.00	13,585.00	3,770.00	70,609.28	69,682.00	927.28	136,000.00
Property & Environment Income							
44000 - Fishing Permits	20,018.00	14,166.67	5,851.33	56,963.79	70,833.35	(13,869.56)	170,000.00
44010 - Boat Permits	3,250.00	1,208.33	2,041.67	9,280.00	6,041.65	3,238.35	14,500.00
44100 - Weed Control	-	41.67	(41.67)	-	208.35	(208.35)	500.00
44200 - Property/Environment-Fines	-	33.33	(33.33)	-	166.65	(166.65)	400.00
44300 - Other-DPE (Seed/Fertilizer)	2,202.00	541.67	1,660.33	3,906.00	2,708.35	1,197.65	6,500.00
Total Property & Environment Income	25,470.00	15,991.67	9,478.33	70,149.79	79,958.35	(9,808.56)	191,900.00
Community Lifestyle Income							
46000 - Community Activities	159.26	100.00	59.26	612.20	900.00	(287.80)	4,000.00
46100 - Newsletter Advertising	325.00	2,000.00	(1,675.00)	2,075.42	2,000.00	75.42	8,000.00
46200 - Rent-Clubhouse	900.00	1,200.00	(300.00)	2,845.00	3,072.00	(227.00)	9,000.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46210 - Kitchen Rental	-	-	-	-	-	-	600.00
46220 - Accessory Rental-Tablecloths	50.00	-	50.00	50.00	-	50.00	250.00
46230 - Clubhouse Cleaning	-	-	-	-	-	-	900.00
46300 - Vista Garden Income	-	375.00	(375.00)	475.00	1,125.00	(650.00)	3,000.00
Total Community Lifestyle Income	1,434.26	3,675.00	(2,240.74)	6,057.62	7,097.00	(1,039.38)	25,750.00
Recreation Amenities Income							
48000 - PLPOA Members-Amenities	32,507.00	36,632.00	(4,125.00)	158,795.83	176,620.00	(17,824.17)	352,841.00
48200 - Timeshare Owners-Amenities	-	-	-	121,885.00	60,942.00	60,943.00	60,942.00
48300 - Sponsored Events/Programs	1,285.00	2,688.00	(1,403.00)	8,845.00	9,878.00	(1,033.00)	20,500.00
48400 - Rental Income	96.50	300.00	(203.50)	1,811.50	1,450.00	361.50	4,000.00
48500 - Retail	65.02	107.00	(41.98)	393.49	642.00	(248.51)	2,500.00
48600 - Pagosa Springs Porpoises Swim Revenue	2,512.50	395.83	2,116.67	3,512.50	1,979.15	1,533.35	4,750.00
48700 - Swim Lesson Revenue	2,345.00	500.00	1,845.00	4,360.00	2,500.00	1,860.00	6,000.00
49999 - Fund Transfers - Rec	-	10,028.75	(10,028.75)	-	50,143.75	(50,143.75)	120,345.00
Total Recreation Amenities Income	38,811.02	50,651.58	(11,840.56)	299,603.32	304,154.90	(4,551.58)	571,878.00
Total Operating Income	143,794.01	129,312.67	14,481.34	2,670,269.04	2,339,829.35	330,439.69	2,884,156.00
Operating Expense							
Admin Service Expense							
50000 - Payroll-Admin	34,160.29	33,333.33	(826.96)	153,748.86	166,666.65	12,917.79	400,000.00
50010 - Payroll-Overtime-Admin	-	41.67	41.67	92.65	208.35	115.70	500.00
50020 - Payroll Taxes-Admin	3,014.54	2,666.67	(347.87)	14,358.36	13,333.35	(1,025.01)	32,000.00
50100 - Health Insurance-Admin	4,657.30	6,129.17	1,471.87	18,629.20	24,516.68	5,887.48	73,550.00
50110 - Dental Insurance-Admin	338.61	341.67	3.06	1,693.05	1,708.35	15.30	4,100.00
50120 - Vision Insurance-Admin	49.38	50.00	.62	296.28	250.00	(46.28)	600.00
50130 - Retirement-Admin	1,958.91	1,750.00	(208.91)	9,139.79	8,750.00	(389.79)	21,000.00
50140 - HRA-Health Reimbursement-Admin	1,400.00	1,400.00	-	8,400.00	8,400.00	-	16,800.00
50150 - Insurance-Workers Comp-Admin	140.74	166.67	25.93	345.00	833.35	488.35	2,000.00
50160 - Life Insurance-All	196.78	200.00	3.22	1,180.68	1,000.00	(180.68)	2,400.00
50190 - Payroll-Paychex	393.77	1,208.33	814.56	4,056.25	6,041.65	1,985.40	14,500.00
50195 - Misc (Admin Cafeteria Plan)	119.00	133.33	14.33	536.00	666.65	130.65	1,600.00
50200 - Office Supplies	1,017.76	541.67	(476.09)	2,603.48	2,708.35	104.87	6,500.00
50250 - Software Expense	1,979.00	2,375.00	396.00	9,939.00	11,875.00	1,936.00	28,500.00
50251 - Office Equip Repair/Tech Help	902.00	1,000.00	98.00	4,928.45	5,000.00	71.55	12,000.00
50260 - Equipment Leases	-	266.67	266.67	1,089.52	1,333.35	243.83	3,200.00
50300 - Postage	-	916.67	916.67	5,186.25	4,583.35	(602.90)	11,000.00
50310 - Admin Copier	-	41.67	41.67	-	208.35	208.35	500.00
50320 - Copies/Printing	-	41.67	41.67	-	208.35	208.35	500.00
50400 - Dues & Fees	-	125.00	125.00	290.00	625.00	335.00	1,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50410 - Education-Seminars	-	708.33	708.33	476.77	3,541.65	3,064.88	8,500.00
50420 - Subscriptions	-	22.92	22.92	183.59	114.60	(68.99)	275.00
50500 - Gas/Mileage	50.92	16.67	(34.25)	50.92	83.35	32.43	200.00
50700 - Board Meetings/Discretionary	87.19	100.00	12.81	222.02	500.00	277.98	1,200.00
50710 - Online Elections	-	1,250.00	1,250.00	-	6,250.00	6,250.00	15,000.00
50900 - Misc. & Contingency	103.60	83.33	(20.27)	599.43	416.65	(182.78)	1,000.00
50950 - Advertisement	187.40	83.33	(104.07)	247.30	416.65	169.35	1,000.00
51000 - Audit	-	2,333.33	2,333.33	-	11,666.65	11,666.65	28,000.00
51100 - Legal	-	4,166.67	4,166.67	13,354.85	20,833.35	7,478.50	50,000.00
51101 - Legal - billed	(2,593.23)	-	2,593.23	(6,503.13)	-	6,503.13	-
51200 - Legal-Collections	143.00	5,833.33	5,690.33	6,505.63	29,166.65	22,661.02	70,000.00
51201 - Legal-Collections-billed	(1,237.00)	(4,583.33)	(3,346.33)	(4,619.05)	(22,916.65)	(18,297.60)	(55,000.00)
51500 - Property Taxes	-	83.33	83.33	1,543.76	416.65	(1,127.11)	1,000.00
51510 - Income Tax	-	34.75	34.75	-	173.75	173.75	417.00
52000 - Insurance Deductibles	-	83.33	83.33	(1,000.00)	416.65	1,416.65	1,000.00
52010 - Master Insurance	-	-	-	47,688.89	40,000.00	(7,688.89)	68,000.00
53000 - Bank Charges	(15.00)	41.67	56.67	(21.00)	208.35	229.35	500.00
53010 - Credit Card Charges	1,596.06	1,166.67	(429.39)	6,310.44	5,833.35	(477.09)	14,000.00
53020 - Returned Checks	-	8.33	8.33	-	41.65	41.65	100.00
53030 - Delinquent Account Expenses	-	291.67	291.67	-	1,458.35	1,458.35	3,500.00
Total Admin Service Expense	48,651.02	64,453.52	15,802.50	301,553.24	357,538.43	55,985.19	841,442.00
Community Standards Expense							
60000 - Payroll-DCS	26,174.26	24,065.17	(2,109.09)	113,941.18	120,325.85	6,384.67	288,782.00
60010 - Payroll-Overtime-DCS	658.36	166.67	(491.69)	1,030.94	833.35	(197.59)	2,000.00
60020 - Payroll Taxes-DCS	2,368.17	2,000.00	(368.17)	10,520.54	10,000.00	(520.54)	24,000.00
60100 - Health Insurance-DCS	4,991.64	5,237.50	245.86	19,966.56	20,950.00	983.44	62,850.00
60110 - Dental Insurance-DCS	368.72	375.00	6.28	1,843.60	1,875.00	31.40	4,500.00
60120 - Vision Insurance-DCS	51.28	54.17	2.89	307.68	270.85	(36.83)	650.00
60130 - Retirement-DCS	1,537.67	1,333.33	(204.34)	6,680.11	6,666.65	(13.46)	16,000.00
60140 - HRA-Health Reimbursement-DCS	1,000.00	1,000.00	-	6,000.00	6,000.00	-	12,000.00
60150 - Insurance-Workers Comp-DCS	368.60	375.00	6.40	895.42	1,875.00	979.58	4,500.00
60200 - Office/Field Supplies/Expenses	160.20	427.00	266.80	558.91	1,800.00	1,241.09	4,500.00
60230 - Uniforms	-	47.00	47.00	-	200.00	200.00	500.00
60310 - DCS Copier	466.33	562.50	96.17	2,480.13	2,812.50	332.37	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	-	416.65	416.65	1,000.00
60410 - Professional Fees	-	40.42	40.42	-	202.10	202.10	485.00
60430 - Training	-	116.67	116.67	244.00	583.35	339.35	1,400.00
60500 - DCS Vehicle Gas	-	225.00	225.00	390.81	1,125.00	734.19	2,700.00
60530 - Vehicle Exp-Sport S 63	-	62.50	62.50	267.47	312.50	45.03	750.00
60540 - Vehicle Exp-Sport SL 29	-	62.50	62.50	317.00	312.50	(4.50)	750.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60700 - ECC Expenses	-	75.00	75.00	60.43	375.00	314.57	900.00
60900 - Contingency	-	47.00	47.00	-	200.00	200.00	500.00
60910 - Capital Expenditures	-	125.00	125.00	-	625.00	625.00	1,500.00
60930 - Community Enhancement	23,706.66	3,000.00	(20,706.66)	23,706.66	20,000.00	(3,706.66)	50,000.00
Total Community Standards Expense	61,851.89	39,480.76	(22,371.13)	189,211.44	197,761.30	8,549.86	487,017.00
Property & Environment Expense							
61000 - Payroll-DPE	33,402.08	30,550.58	(2,851.50)	142,071.42	152,752.90	10,681.48	366,607.00
61010 - Payroll-Overtime-DPE	30.33	416.67	386.34	635.60	2,083.35	1,447.75	5,000.00
61020 - Payroll Taxes-DPE	2,950.65	2,508.33	(442.32)	13,055.75	12,541.65	(514.10)	30,100.00
61100 - Health Insurance-DPE	4,470.53	5,761.67	1,291.14	17,882.12	23,046.68	5,164.56	69,140.00
61110 - Dental Insurance-DPE	368.17	375.00	6.83	1,840.85	1,875.00	34.15	4,500.00
61120 - Vision Insurance-DPE	54.58	54.58	-	327.48	272.90	(54.58)	655.00
61130 - Retirement-DPE	1,773.94	1,416.67	(357.27)	8,244.80	7,083.35	(1,161.45)	17,000.00
61140 - HRA-Health Reimbursement-DPE	1,000.00	1,200.00	200.00	6,000.00	7,200.00	1,200.00	14,400.00
61150 - Insurance-Workers Comp-DPE	795.90	625.00	(170.90)	1,932.32	3,125.00	1,192.68	7,500.00
61200 - Office/Field Supplies	-	33.33	33.33	-	166.65	166.65	400.00
61210 - Tools, Supplies Expense	270.99	716.67	445.68	1,826.95	3,583.35	1,756.40	8,600.00
61220 - Janitorial Supplies	205.88	250.00	44.12	1,105.50	1,250.00	144.50	3,000.00
61230 - Uniforms	789.38	125.00	(664.38)	789.38	625.00	(164.38)	1,500.00
61240 - Admin Office Cleaning	690.00	125.00	(565.00)	690.00	625.00	(65.00)	1,500.00
61350 - Enforcement/Signage	619.44	916.67	297.23	5,420.48	4,583.35	(837.13)	11,000.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	94.06	41.65	(52.41)	100.00
61352 - Signage	-	125.00	125.00	-	625.00	625.00	1,500.00
61410 - Seminars/Training/CE	-	125.00	125.00	-	625.00	625.00	1,500.00
61500 - Vehicle-Gas	-	1,174.67	1,174.67	2,803.66	5,873.35	3,069.69	14,096.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	891.81	416.65	(475.16)	1,000.00
61530 - Dept Auto #3/06 Ford	-	250.00	250.00	504.92	1,250.00	745.08	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	164.24	125.00	(39.24)	322.25	625.00	302.75	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	274.38	625.00	350.62	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	279.21	625.00	345.79	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	1,000.00	125.00	(875.00)	1,194.21	625.00	(569.21)	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	208.35	208.35	500.00
61590 - Kubota Tractor 2014	490.39	208.33	(282.06)	1,181.44	1,041.65	(139.79)	2,500.00
61592 - Kubota Tractor 2022	-	166.67	166.67	-	833.35	833.35	2,000.00
61600 - Facilities Maintenance	867.08	625.00	(242.08)	2,549.53	3,125.00	575.47	7,500.00
61601 - Equipment Maintenance	18.43	375.00	356.57	583.13	1,875.00	1,291.87	4,500.00
61602 - Trailer Maintenance	-	83.33	83.33	190.42	416.65	226.23	1,000.00
61603 - Boating Improvements	3,517.72	375.00	(3,142.72)	3,517.72	1,875.00	(1,642.72)	4,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61604 - Lakes Fisheries & Parks/Repair & Maint	591.72	750.00	158.28	2,424.54	3,750.00	1,325.46	9,000.00
61605 - Fence Maint & Construction	179.36	208.33	28.97	179.36	1,041.65	862.29	2,500.00
61606 - Parks & Trails Expense	1,268.75	458.33	(810.42)	1,975.69	2,291.65	315.96	5,500.00
61610 - Consulting	1,759.00	500.00	(1,259.00)	1,759.00	1,000.00	(759.00)	2,000.00
61611 - Engineering/Survey	-	208.33	208.33	1,534.00	1,041.65	(492.35)	2,500.00
61620 - Fire Mitigation	1,229.30	1,916.67	687.37	3,157.35	9,583.35	6,426.00	23,000.00
61630 - Grass Seed/Fertilizer	3,094.52	500.00	(2,594.52)	7,225.92	2,500.00	(4,725.92)	6,000.00
61631 - Insect, Disease & Noxious Weeds	161.09	500.00	338.91	622.77	1,000.00	377.23	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	416.65	416.65	1,000.00
61633 - Weeds & Algae Control	4,067.83	2,083.33	(1,984.50)	6,136.97	10,416.65	4,279.68	25,000.00
61640 - Porta Potties	135.20	416.67	281.47	1,312.00	2,083.35	771.35	5,000.00
61642 - PO Cluster Boxes	487.80	416.67	(71.13)	5,487.80	2,083.35	(3,404.45)	5,000.00
61645 - Pumping Services	-	125.00	125.00	-	625.00	625.00	1,500.00
61800 - Kids Fishing Derby & Events	-	83.33	83.33	227.75	416.65	188.90	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	41.65	41.65	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	101.08	1,458.35	1,357.27	3,500.00
61960 - Stocking & Food Chain	32,450.00	9,500.00	(22,950.00)	58,200.00	47,500.00	(10,700.00)	114,000.00
Total Property & Environment Expense	98,904.30	67,266.49	(31,637.81)	306,553.62	328,770.78	22,217.16	799,698.00
Community Lifestyle Expense							
62250 - Website-Front Steps	349.34	333.33	(16.01)	1,251.52	1,666.65	415.13	4,000.00
62320 - Newsletter Prep/Printing/Postage	9,454.77	14,000.00	4,545.23	17,983.64	14,000.00	(3,983.64)	28,000.00
62800 - Community Activities & Events	744.95	1,750.00	1,005.05	1,757.50	8,750.00	6,992.50	21,000.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	208.35	208.35	500.00
62820 - Facilities-Clubhouse	13.74	208.33	194.59	69.94	1,041.65	971.71	2,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	300.00	625.00	325.00	1,500.00
62840 - Landscaping Clubhouse	-	41.67	41.67	-	208.35	208.35	500.00
62940 - Community Garden	807.96	416.67	(391.29)	834.06	2,083.35	1,249.29	5,000.00
Total Community Lifestyle Expense	11,370.76	16,916.67	5,545.91	22,196.66	28,583.35	6,386.69	63,000.00
Recreation Amenities Expense							
63000 - Payroll-DRA	32,496.75	28,992.00	(3,504.75)	140,737.23	144,960.00	4,222.77	347,904.00
63010 - Payroll-Overtime-DRA	328.50	41.67	(286.83)	418.84	208.35	(210.49)	500.00
63020 - Payroll Taxes-DRA	2,897.07	2,291.67	(605.40)	12,907.05	11,458.35	(1,448.70)	27,500.00
63100 - Health Insurance-DRA	2,462.61	3,142.50	679.89	9,850.44	12,570.00	2,719.56	37,710.00
63110 - Dental Insurance-DRA	214.48	216.67	2.19	1,072.40	1,083.35	10.95	2,600.00
63120 - Vision Insurance-DRA	35.76	37.50	1.74	214.56	187.50	(27.06)	450.00
63130 - Retirement-DRA	983.75	875.00	(108.75)	4,751.94	4,375.00	(376.94)	10,500.00
63140 - HRA-Health Reimbursement-DRA	600.00	600.00	-	3,600.00	3,600.00	-	7,200.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63150 - Insurance-Workers Comp-DRA	240.76	208.33	(32.43)	584.26	1,041.65	457.39	2,500.00
63200 - Supplies-Building	941.65	833.33	(108.32)	3,337.68	4,166.65	828.97	10,000.00
63210 - Supplies-Programs	-	750.00	750.00	1,279.74	3,750.00	2,470.26	9,000.00
63220 - Janitorial/Housekeeping	166.98	166.67	(.31)	208.35	833.35	625.00	2,000.00
63230 - Uniforms	-	200.00	200.00	-	400.00	400.00	1,000.00
63250 - EZ Facility Software	572.00	416.67	(155.33)	2,848.00	2,083.35	(764.65)	5,000.00
63251 - Tech Help	-	41.67	41.67	-	208.35	208.35	500.00
63320 - Office Supplies/Printing	51.96	266.67	214.71	243.09	1,333.35	1,090.26	3,200.00
63400 - Dues/Subscriptions	382.30	20.83	(361.47)	429.45	104.15	(325.30)	250.00
63410 - Seminars/Training	140.00	-	(140.00)	140.00	550.00	410.00	2,200.00
63500 - Business Mileage	-	-	-	69.92	-	(69.92)	-
63600 - Maintenance Building	3,031.87	1,666.67	(1,365.20)	6,747.16	8,333.35	1,586.19	20,000.00
63601 - Maintenance-Grounds & Parking	249.71	333.33	83.62	601.63	1,666.65	1,065.02	4,000.00
63602 - Maintenance-Pool	7,912.03	1,750.00	(6,162.03)	14,839.83	8,750.00	(6,089.83)	21,000.00
63800 - Pagosa Springs Porpoises Swim	1,826.88	375.00	(1,451.88)	1,916.88	1,875.00	(41.88)	4,500.00
63810 - Swim Lesson Expense	960.00	395.83	(564.17)	960.00	1,979.15	1,019.15	4,750.00
63900 - Misc & Contingency	25.02	41.67	16.65	25.02	208.35	183.33	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	3,304.92	2,083.35	(1,221.57)	5,000.00
63920 - Merchandise	3.63	166.67	163.04	41.02	833.35	792.33	2,000.00
64010 - Utilities-Gas Rec	-	3,650.00	3,650.00	14,382.95	18,250.00	3,867.05	43,800.00
64020 - Utilities-Electric Rec	3,204.86	3,502.92	298.06	11,760.70	17,514.60	5,753.90	42,035.00
64030 - Utilities-Water Rec	689.08	687.50	(1.58)	2,631.25	3,437.50	806.25	8,250.00
64040 - Utilities-Waste Control Rec	490.08	175.00	(315.08)	738.14	875.00	136.86	2,100.00
64050 - Irrigation Water Rec	-	83.33	83.33	-	416.65	416.65	1,000.00
64060 - Utilities-Alarm Rec	-	166.67	166.67	450.00	833.35	383.35	2,000.00
64070 - Utilities-TV-Telephone Rec	218.70	291.67	72.97	1,085.22	1,458.35	373.13	3,500.00
Total Recreation Amenities Expense	61,126.43	52,804.11	(8,322.32)	242,177.67	261,428.05	19,250.38	634,449.00
Utilities Expense							
70010 - Gas Admin	-	208.33	208.33	863.50	1,041.65	178.15	2,500.00
70020 - Electric Admin	290.12	358.33	68.21	1,779.74	1,791.65	11.91	4,300.00
70030 - Water Admin	76.03	500.00	423.97	282.56	2,500.00	2,217.44	6,000.00
70040 - Waste Control Admin	717.92	183.33	(534.59)	1,081.60	916.65	(164.95)	2,200.00
71010 - Gas Shop	-	250.00	250.00	1,048.52	1,250.00	201.48	3,000.00
71020 - Electric Shop	59.37	183.33	123.96	639.23	916.65	277.42	2,200.00
71030 - Water Shop	76.03	87.50	11.47	282.56	437.50	154.94	1,050.00
71040 - Waste Shop	482.16	150.00	(332.16)	779.59	750.00	(29.59)	1,800.00
72010 - Gas Clubhouse	-	433.33	433.33	1,950.82	2,166.65	215.83	5,200.00
72020 - Electric Clubhouse	118.99	183.33	64.34	736.00	916.65	180.65	2,200.00
72030 - Water Clubhouse	93.46	225.00	131.54	299.99	1,125.00	825.01	2,700.00
73000 - Cellular Phones	302.12	291.67	(10.45)	1,310.86	1,458.35	147.49	3,500.00

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
73010 - Telephone-All Depts Except Rec	360.37	416.67	56.30	1,441.48	2,083.35	641.87	5,000.00
74000 - Street Lights	135.14	166.67	31.53	587.32	833.35	246.03	2,000.00
74010 - Water Other Assoc Lots	188.91	33.33	(155.58)	4,040.42	166.65	(3,873.77)	400.00
74020 - Aerator	39.75	833.33	793.58	2,808.03	4,166.65	1,358.62	10,000.00
74030 - Internet	372.21	375.00	2.79	1,868.41	1,875.00	6.59	4,500.00
Total Utilities Expense	3,312.58	4,879.15	1,566.57	21,800.63	24,395.75	2,595.12	58,550.00
Total Operating Expense	285,216.98	245,800.70	(39,416.28)	1,083,493.26	1,198,477.66	114,984.40	2,884,156.00
Net Operating Income (Loss)	(141,422.97)	(116,488.03)	(24,934.94)	1,586,775.78	1,141,351.69	445,424.09	-

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
80000 - Reserve-Restricted	-	-	-	468,845.00	460,345.00	8,500.00	460,345.00
80100 - Interest-Reserve	2,920.33	1,916.67	1,003.66	17,599.30	9,583.35	8,015.95	23,000.00
Total Reserve Income	2,920.33	1,916.67	1,003.66	486,444.30	469,928.35	16,515.95	483,345.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	56,400.00	(56,400.00)	56,400.00	56,400.00	-	56,400.00
81100 - Interest-Trails Maint Reserves	11,636.71	1,000.00	10,636.71	11,861.49	5,000.00	6,861.49	12,000.00
Total Trails Maintenance Income	11,636.71	57,400.00	(45,763.29)	68,261.49	61,400.00	6,861.49	68,400.00
Total Reserve Income	14,557.04	59,316.67	(44,759.63)	554,705.79	531,328.35	23,377.44	551,745.00
Reserve Expense							
84003 - Replace ATV	-	-	-	9,218.80	-	(9,218.80)	-
84014 - Replace Air Unit - Rec Center	46,003.28	700,000.00	653,996.72	422,566.95	700,000.00	277,433.05	700,000.00
84019 - Greenbelt Fire Mitigation	-	-	-	-	-	-	45,000.00
84023 - Replace Mailbox - Reserves	1,954.46	-	(1,954.46)	1,954.46	-	(1,954.46)	45,428.00
84025 - Server, Upgrades	-	-	-	2,137.27	4,368.00	2,230.73	4,368.00
84026 - Floor Coverings Carpet	-	-	-	-	-	-	10,000.00
84027 - Audio / Video Equipment	-	-	-	-	-	-	4,368.00
84028 - Asphalt-crack-fill,patch, seal coat-Admin	-	-	-	-	-	-	10,261.00
84029 - Asphalt-crack-fill,patch,seal coat - Rec	-	-	-	-	-	-	10,374.00
84030 - Concrete sidewalks-partial	-	15,000.00	15,000.00	-	15,000.00	15,000.00	15,000.00
84031 - Replace 12' Dump Trailer	-	-	-	10,349.86	9,500.00	(849.86)	9,500.00
84032 - Replace 18' Flat Trailer	-	-	-	7,100.10	7,500.00	399.90	7,500.00
Total Reserve Expense	47,957.74	715,000.00	667,042.26	453,327.44	736,368.00	283,040.56	861,799.00
Trails Maintenance Expense							
89001 - Seal Coat Vista Blvd	-	-	-	-	-	-	15,063.00
89002 - Seal Coat-N. Pagosa-2017 Addition	-	-	-	-	-	-	11,352.00
89004 - Repave Lake Forest	-	-	-	-	-	-	72,161.00
89005 - Repave N. Pagosa Blvd.	49,201.60	-	(49,201.60)	50,873.60	-	(50,873.60)	109,770.00
Total Trails Maintenance Expense	49,201.60	-	(49,201.60)	50,873.60	-	(50,873.60)	208,346.00
Total Reserve Expense	97,159.34	715,000.00	617,840.66	504,201.04	736,368.00	232,166.96	1,070,145.00
Net Reserve Income (Loss)	(82,602.30)	(655,683.33)	573,081.03	50,504.75	(205,039.65)	255,544.40	(518,400.00)

Pagosa Lakes Property Owners Association, Inc

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	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	(313,740.00)	313,740.00
91900 - Interest-Capital Fund	881.22	1,666.67	(785.45)	1,878.54	8,333.35	(6,454.81)	20,000.00
Total Capital Improvement Income	881.22	315,406.67	(314,525.45)	1,878.54	322,073.35	(320,194.81)	333,740.00
Total Capital Income	881.22	315,406.67	(314,525.45)	1,878.54	322,073.35	(320,194.81)	333,740.00
Capital Expense							
Capital Improvement Expense							
95009 - Parking Lot - Rec Center	-	-	-	14,146.00	-	(14,146.00)	128,208.00
95011 - Vista Mailbox Development	-	-	-	22,483.35	-	(22,483.35)	219,000.00
Total Capital Improvement Expense	-	-	-	36,629.35	-	(36,629.35)	347,208.00
Total Capital Expense	-	-	-	36,629.35	-	(36,629.35)	347,208.00
Net Capital Income (Loss)	881.22	315,406.67	(314,525.45)	(34,750.81)	322,073.35	(356,824.16)	(13,468.00)
Net Total	(223,144.05)	(456,764.69)	233,620.64	1,602,529.72	1,258,385.39	344,144.33	(531,868.00)

DEPARTMENT OF PROPERTY AND ENVIRONMENT

JUNE, 2024 BOARD REPORT

By Larry D Lynch

- Lakes and Fisheries** – The lakes are in good condition heading into early summer. A cool spring has resulted in some extra availability of Dutton diversion water and all four lakes are near full spill elevation currently. The fishing has been outstanding these past few weeks with anglers reporting high success rates on several species of fish and permit sales have been brisk. The lakes were stocked in early May with 5000 pounds of rainbow trout, bass and crappie were stocked in April. We are planning to bring in an additional 5000 pounds of rainbow trout in early June and anticipate the fishing to remain very good in the coming weeks. We did get our early season aquatic weed and algae control applications finished up in May and water quality has been excellent. Still seeing a little bit of filamentous algae growth occurring in spots in Lake Forest around the perimeter but plan to do some follow-up algaecide treatments in early June and anticipate that filamentous algae should clear soon.
- DPE Projects** – The DPE crew has been busy the past few weeks on a number of projects including continued operations of the brush collection area; removing a few hazard trees from some greenbelt properties; work on irrigation systems and landscaping projects at Rec Center and offices; some improvement projects at the Vista community garden; installed a new water line and free standing spicket at the brush collection area for safety and dust control; electrical work at the shop; adding mulch woodchips to trails in Vista Lake and Hatcher areas; and work on lakes, dams and boat ramps. Upcoming projects will include repairs and maintenance to the 6 miles of National Forest boundary in preparation for cattle in mid-June, always a big job; installing a fenced entry transition area at the dog park Rec Center; greenbelt cleanup in Twincreek; dam maintenance projects in preparation for annual inspections by the State; and regular janitorial duties. We will be pumping out the new vaulted restrooms at the lakes this month as well.
- Greenbelt Thinning Operations** – The board approved Vance and Bernard to conduct the thinning operations this summer on the three selected greenbelts. The larger tract in Martinez Mt is the 40-acre tract where the water tank is located and new cell tower will be located. This tract prescription will include heavy oak brush mastication work and some limited tree removals; the second tract is in Twincreek and is a long meandering tract between a couple neighborhoods and will involve more handwork and thinning/removal of oak brush and some Juniper and hazard tree removals; the third tract for thinning is in Lake Forest Estates and is a large tract between the lake and the Antelope/Wilderness Dr neighborhoods, the prescription for this tract will involve the removal of approximately 100 pine trees in this heavily forested property where the

trees have become overly crowded. The trees will be cut into manageable lengths and stockpiled at a location where owners can come pick it up for free firewood. Vance and Bernard are part of the team that has done our thinning work the past 2 years and they have demonstrated good work.

4. **Trail Project Update** – Hutch and Sons has been working to prepare the two trail segments on North Pagosa Blvd and Lake Forest for re-paving over the past few weeks and were all set to pave the trails this week (June10). Unfortunately, a PAWSD water main break on Lake Forest Circle washed out about a 200 foot section of the prepped trail as well a section of the road. PAWSD will be paying for the repair of the trail, however it will delay the paving of that section until early July. Hutch and Sons will be paving the prepared trail section on North Pagosa Blvd this week as planned.
5. **Noxious Weeds** – I have been working on noxious weed control through most of May on Association properties, around the lakes and in the parks and open spaces. The weeds were a little delayed this year due to a cool spring but now that things have warmed up it looks like we will be working on a few trouble spots for sure. I also have been treating weeds along the shoulders of all of our trail systems, just walking it off with a backpack sprayer which seems to be the most efficient way to do it but takes a little bit of time. I have also been working with some individual owners to address noxious weeds on their properties and will continue to do that through the summer.



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

Attendance report for May	2024
Timeshare Sign Ins	1,439
Member Sign Ins	5,708
Total User Attendance	7,147
Programs and Activities Attendance	
All programs in Aerobics Room	159
Water Aerobics	161
Racquetball	104
Basketball	57
Lap Lane	974

Manager's Summary:

- I have received one bid for a gymnasium from Skyline Metal and they are based out of La Jara, Colorado. I also had Cleary Buildings on site. They are based out of Bayfield, Colorado and they will be giving us a bid on completing the entire project.
- We have hired Erica Tlachac as the new part time Recreation Coordinator. She has already been a huge help with getting new programs up and going.
- The rec center has picked back up since summer has arrived. The pool has been super popular and busy.
- Chris Marotta, the Maintenance Supervisor has put in his resignation. His last will be July 22nd.
- We are down a custodian, I will be covering a few night or early mornings until, we find someone.

Maintenance/Supervision:

- New Spa boiler has been installed and is running well.
- I have started mow operations again for the summer.
- Chris will be training Benoit as the new Maintenance Supervisor for the rec. He will spend time with Ryan going through the gym equipment.
- All filters have been replaced in the HVAC unit and getting ready to start up our new Seresco Unit.
- Continuing the preventive maintenance of gym and pool equipment.

Programs:

- Swim lessons for the month of June have started. We were close to maxing out all levels. I will be opening up registration for July swim lessons next week.
- The Porpoises as of now, have 30 kids on the swim team. We did well in Durango. However, Salida has been our best meet so far. We had a few kids get first and second place. The team will be in Cortez on June 8th -9th. The team is getting pretty competitive!
- The Sand Volleyball league will begin June 10th and end on July 17th. So far, we have 5 teams registered.
- Camp 9-1-1 is going to take place June 12th and we have 40 kids registered so far.
- June 5, 2024, was the first day of walking group. We had a great turnout with 16 people.
- Coming in July, we will have a few new programs coming out. We will be doing a movie night in the pool; we have any Olympic fitness challenge and we will be doing a bike Rodeo.

May 2024, Department of Community Standards Report

- There are 36 open violations, as of June 5th.
- We have opened 78 & closed 49 violations this past month. Compliance has been achieved.
- There are 277 current open project permits as of June 5th.
- There were 63 Short Term Rental applications submitted since May 2nd.
 - 1 new owners of existing Short Term Rental properties.
 - 59 annual renewals of existing registered STR properties.
 - 3 new registration of STR properties not previously registered.

Current Violations

XN	Details	Property Address
	276990 Building / Construction - Project Permit Process Violation	
	298080 Landscaping - Removing Trees Without a Permit	
	391901 Building / Construction - Project Permit Process Violation	
	410939 Rubbish and Debris - Overflowing Trash Receptacle	
	415615 Parking - Parking in the Grass	
	415616 Vehicle Parking - Inoperable Vehicle	
	422579 Landscaping - General Yard Maintenance	
	422844 Improper Use - ATV/UTV/Motorcycle/Go Cart	
	422847 Noise - General	
	422848 Hazardous Activities - Trespass	
	422849 Repetative Nuisance	
	422914 Maintenance - Damaged/Missing Wainscot	
	422915 Vehicle Parking - Inoperable Vehicle	
	422917 Unsightly - Constructions Materials Improperly Stored	
	422918 Unsightly - Improper Storage of Appliance	
	422919 Unsightly - Improper Storage of Household Furniture	
	422920 Unsightly - Overall Apperance	
	422921 Unsightly - Tires - F 9. Property Maintenance	
	422922 Rubbish and Debris - General	
	422926 Rubbish and Debris - Polycart/Trashcan Left Roadside	
	428037 Unsightly - Constructions Materials Improperly Stored	
	428038 Unsightly - Constructions Materials Improperly Stored	
	428040 Unsightly - General	
	437169 Building / Construction - Project Permit Process Violation	
	437384 Recreational Vehicles	
	441765 Parking - Parking in the Grass	
	441769 Unsightly - Improper Storage of Household Furniture	
	442154 Animals and Pets - Unleashed/Loose	

Violations opened 5/2/24 - 6/5/24

XN	Details	Property Address
443566	Building/Constructions - Doing Work without a Permit	
443569	Building / Construction - Project Permit Process Violation	
443570	Building / Construction - Project Permit Process Violation	
443651	Hazardous Activities - Trespass	
443653	Rubbish and Debris - Overflowing Trash Receptacle	
443654	Rubbish and Debris - Overflowing Trash Receptacle	
443655	Vehicle Parking - Inoperable Vehicle	
447894	Hazardous Activities - Trespass	
447896	Architectural - Storage of Construction Materials	
447897	Vehicle Parking - Parking in the Grass	
447898	Rubbish and Debris - Genera	
447900	Building / Construction - Project Permit Process Violation	
447901	Animals and Pets - Unleashed/Loose	
447902	Building / Construction - Project Permit Process Violation	
447903	Building/Constructions - Doing Work without a Permit	
447904	Unsightly - Overall Apperance	
447906	Unsightly - Overall Apperance	
447907	Rubbish and Debris - General	
447908	Vehicle Parking - Parking in the Grass	
447909	Animals and Pets - Pet Waste	
447910	Vehicle Parking - Parking in the Grass	
447911	Vehicle Parking - Inoperable Vehicle	
447913	Vehicle Parking - Parking in the Grass	
447914	Building / Construction - Project Permit Process Violation	
447915	Vehicle Parking - Parking in the Grass	
447916	Animals and Pets - Pet Waste	
447917	Animals and Pets - Pet Waste	
447918	Vehicle Parking - Inoperable Vehicle	
447919	Vehicle Parking - Inoperable Vehicle	
447920	Recreational Vehicles	
448513	Building / Construction - Project Permit Process Violation	
448524	Parking - Parking in the Grass	
448536	Unsightly - General	
448613	Vehicle Parking - Parking in the Grass	
448614	Vehicle Parking - Parking in the Grass	
448615	Vehicle Parking - Parking in the Grass	
448617	Vehicle Parking - Parking in the Grass	
448620	Vehicle Parking - Parking in the Grass	
448622	Vehicle Parking - Commercial Vehicle	
448629	Building / Construction - Project Permit Process Violation	
448632	Building / Construction - Project Permit Process Violation	
448646	Unsightly - General	
448769	Unsightly - Tires	
448770	Unsightly - Improper Storage of Household Furniture	
448848	Unsightly - Improper Storage of Appliances	
461691	Architectural - Shed w/out Permit	
461885	Building / Construction - Project Permit Process Violation	
461942	Hazardous Activities - Burning	
461947	Noise - General	
462073	Unsightly - General	
462074	Hazardous Activities - Burning	
462075	Hazardous Activities - Civility	
462076	Hazardous Activities - Burning	
462077	Building / Construction - Project Permit Process Violation	

462121 Animals and Pets - Pet Waste
462122 Hazardous Activities - Trespass
466423 Vacation Rentals - Boating/Fishing
466424 Vacation Rentals - (Fishing) Permit Required
466426 Building / Construction - Project Permit Process Violation
470855 Hazardous Activities - Burning
470856 Lighting - Fully Shielded
470857 Lighting - Fully Shielded
470858 Landscaping - General Yard Maintenance
470859 Lighting - Light Trespass
470865 Building / Construction - Project Permit Process Violation
470866 Animals and Pets - Noise Nuisance
470897 Animals and Pets - Fowl
470898 Building / Construction - Project Permit Process Violation
470899 Building / Construction - Project Permit Process Violation
470900 Vehicle Parking - Commercial Vehicle
470901 Repetative Nuisance
470902 Unsightly - Constructions Materials Improperly Stored
470903 Building/Constructions - Doing Work without a Permit
470905 Building/Constructions - Doing Work without a Permit
470906 Building / Construction - Project Permit Process Violation
470907 Building / Construction - Project Permit Process Violation
470908 Building / Construction - Project Permit Process Violation
470912 Landscaping - General Yard Maintenance

Violations Closed 5/2/24 - 6/5/24

XN	Details	Property Address
	443570 Building / Construction - Project Permit Process Violatio	
	443651 Hazardous Activities - Trespass	
	443653 Rubbish and Debris - Overflowing Trash Receptacle	
	443654 Rubbish and Debris - Overflowing Trash Receptacle	
	443655 Vehicle Parking - Inoperable Vehicle	
	447894 Hazardous Activities - Trespass	
	447896 Architectural - Storage of Construction Materials	
	447897 Vehicle Parking - Parking in the Grass	
	447898 Rubbish and Debris - General	
	447900 Building / Construction - Project Permit Process Violation	
	447901 Animals and Pets - Unleashed/Loose	
	447902 Building / Construction - Project Permit Process Violation	
	447903 Building/Constructions - Doing Work without a Permit	
	447904 Unsightly - Overall Apperance	
	447906 Unsightly - Overall Apperance	
	447907 Rubbish and Debris - General	
	447908 Vehicle Parking - Parking in the Grass	
	447909 Animals and Pets - Pet Waste	
	447910 Vehicle Parking - Parking in the Grass	
	447911 Vehicle Parking - Inoperable Vehicle	
	447913 Vehicle Parking - Parking in the Grass	
	447914 Building / Construction - Project Permit Process Violation	
	447915 Vehicle Parking - Parking in the Grass	
	447916 Animals and Pets - Pet Waste	
	447917 Animals and Pets - Pet Waste	
	447918 Vehicle Parking - Inoperable Vehicle	
	447919 Vehicle Parking - Inoperable Vehicle	
	447920 Recreational Vehicles	
	448513 Building / Construction	
	448524 Parking - Parking in the Grass	
	448613 Vehicle Parking - Parking in the Grass	
	448614 Vehicle Parking - Parking in the Grass	
	448615 Vehicle Parking - Parking in the Grass	
	448629 Building / Construction - Project Permit Process Violation	
	448646 Unsightly - General	
	448770 Unsightly - Improper Storage of Household Furniture	
	461942 Hazardous Activities - Burning	
	461947 Noise - General	
	462073 Unsightly - General	
	462074 Hazardous Activities - Burning	
	462075 Hazardous Activities - Civility	
	462076 Hazardous Activities - Burning	
	462077 Building / Construction - Project Permit Process Violation	
	466424 Vacation Rentals - (Fishing) Permit Required	
	466426 Building / Construction - Project Permit Process Violation	
	470855 Hazardous Activities - Burning	

470856 Lighting - Fully Shielded

470899 Building / Construction - Project Permit Process Violation

470908 Building / Construction - Project Permit Process Violation

**Pagosa Lakes Property Owners Association
Lifestyle and Communications Report
June 13, 2024
Jenifer Pitcher**

Lifestyle:

- **PLPOA lifestyle upcoming offerings**
 - **Annual meeting- July 27**
 - **Annual BBQ – July 27**
 - **Triathlon and end of summer bash – Aug 24th**
 - **Newsletters have been mailed!**
- **Committees**
 - **Youth Programs Committee – June 12th**
 - **Garden committee – Event June 5th. Meeting June 13th and 27th July 11th and 25th**

Today	June 2024					
15 Sun	16 Mon	17 Tue	18 Wed	19 Thu	20 Fri	21 Sat
• 10:00am-11:00am • 11:00am-12:00pm	• 9:00am-10:00am • 10:00am-11:00am	• 8:00am-10:00am • 10:00am-12:00pm	• 9:00am-10:00am • 10:00am-12:00pm	• 8:00am-10:00am • 10:00am-12:00pm	• 9:00am-10:00am • 10:00am-12:00pm	• 10:00am-11:00am
22 Sun	23 Mon	24 Tue	25 Wed	26 Thu	27 Fri	28 Sat
• 10:00am-11:00am • 11:00am-12:00pm	• 9:00am-10:00am • 10:00am-11:00am	• 8:00am-10:00am • 10:00am-12:00pm	• 9:00am-10:00am • 10:00am-12:00pm	• 8:00am-10:00am • 10:00am-12:00pm	• 9:00am-10:00am • 10:00am-12:00pm	• 10:00am-11:00am
29 Sun	30 Mon	1 Tue	2 Wed	3 Thu	4 Fri	5 Sat
• 10:00am-11:00am • 11:00am-12:00pm	• 9:00am-10:00am • 10:00am-11:00am	• 8:00am-10:00am • 10:00am-12:00pm	• 9:00am-10:00am • 10:00am-12:00pm	• 8:00am-10:00am • 10:00am-12:00pm	• 9:00am-10:00am • 10:00am-12:00pm	• 10:00am-11:00am
6 Sun	7 Mon	8 Tue	9 Wed	10 Thu	11 Fri	12 Sat
• 10:00am-11:00am • 11:00am-12:00pm	• 9:00am-10:00am • 10:00am-11:00am	• 8:00am-10:00am • 10:00am-12:00pm	• 9:00am-10:00am • 10:00am-12:00pm	• 8:00am-10:00am • 10:00am-12:00pm	• 9:00am-10:00am • 10:00am-12:00pm	• 10:00am-11:00am
13 Sun	14 Mon	15 Tue	16 Wed	17 Thu	18 Fri	19 Sat
• 10:00am-11:00am • 11:00am-12:00pm	• 9:00am-10:00am • 10:00am-11:00am	• 8:00am-10:00am • 10:00am-12:00pm	• 9:00am-10:00am • 10:00am-12:00pm	• 8:00am-10:00am • 10:00am-12:00pm	• 9:00am-10:00am • 10:00am-12:00pm	• 10:00am-11:00am
20 Sun	21 Mon	22 Tue	23 Wed	24 Thu	25 Fri	26 Sat
• 10:00am-11:00am • 11:00am-12:00pm	• 9:00am-10:00am • 10:00am-11:00am	• 8:00am-10:00am • 10:00am-12:00pm	• 9:00am-10:00am • 10:00am-12:00pm	• 8:00am-10:00am • 10:00am-12:00pm	• 9:00am-10:00am • 10:00am-12:00pm	• 10:00am-11:00am
27 Sun	28 Mon	29 Tue	30 Wed	1 Thu	2 Fri	3 Sat
• 10:00am-11:00am • 11:00am-12:00pm	• 9:00am-10:00am • 10:00am-11:00am	• 8:00am-10:00am • 10:00am-12:00pm	• 9:00am-10:00am • 10:00am-12:00pm	• 8:00am-10:00am • 10:00am-12:00pm	• 9:00am-10:00am • 10:00am-12:00pm	• 10:00am-11:00am



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

RECEIVED
 MAY 21 2024
 ASD

LOT CONSOLIDATION

Date 15 May 2024

Lot 472 227 Travelers Cir
 Nothing owed + No Violations
 461959
 - Lot 473 221 Travelers Cir
 Nothing owed + No Violations
 461758
 Lot 474 215 Travelers Cir
 Nothing owed + No Violations
 461960

Dear Utility Company/HOA/POA:

The owner of Lots 472, 473, and 474, PAGOSA TRAILS is proposing by resolution to consolidate Three (3) lots to become lot 473X, 221 TRAVELERS CIR. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, prior to 21 June, 2024.
 (A minimum of 30 days from the date of mailing)

True
 31 2024

Sincerely,

Kevin Pool

Kevin Pool, OCK LCC





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

RECEIVED
 JUN 03 2024
 BY: § 24

LOT CONSOLIDATION

Date 5/28/24

Lot 19 + 20 are
 Coupled NO fee
 to be charged
 Nothing due & no
 violations

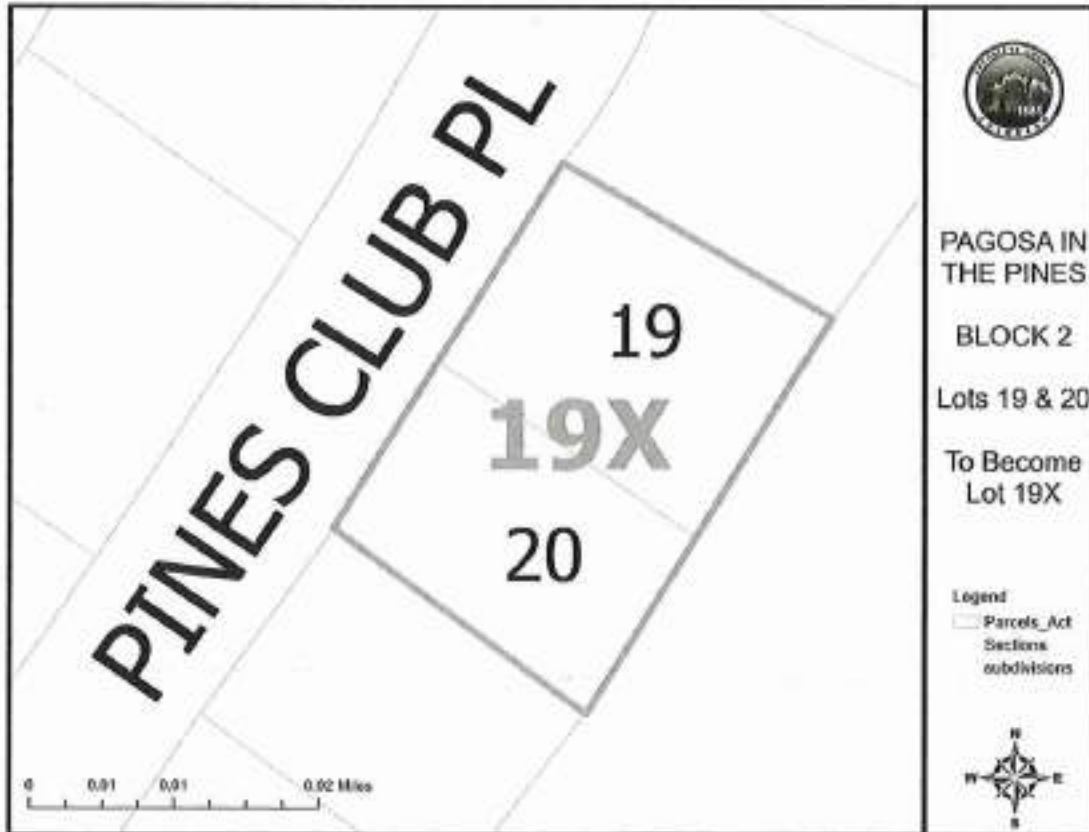
Dear Utility Company/HOA/POA:

The owner of Lots 19 and 20, Block 2, PAGOSA IN THE PINES, is proposing by resolution to consolidate Two (2) lots to become lot 19X, 185 Pines Club Pl. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, or (970) 264-1390 prior to 6/30/24, 2024.

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

Sincerely,


 Muhrl Linquist





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

RECEIVED
 MAY 13 2024
 JAV

LOT CONSOLIDATION

Date 5/10/24

Lot 2 94 Monument Ave
 Nothing owed + no violations
 461703
 Lot 3 106 Monument Ave
 Nothing owed + no violations
 461702

Dear Utility Company/HOA/POA:

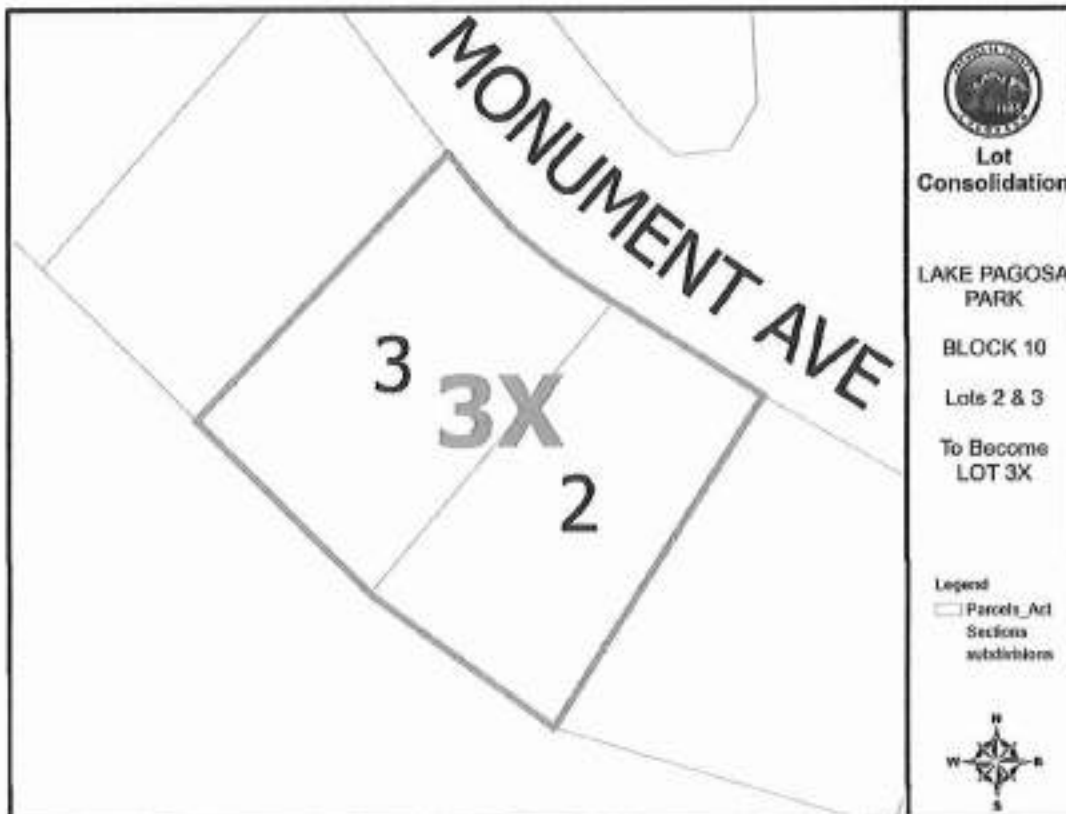
The owner of Lots 2 and 3, BLOCK 10, LAKE PAGOSA PARK, is proposing by resolution to consolidate Two (2) lots to become lot 3X, 106 MONUMENT AVE. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, or (970) 264-1390 prior to 6/10/24, 2024.

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

Sincerely,

Brett Anderson

ANDERSON FAMILY LIVING TRUST DATED 1/31/2024, Brett Anderson (Trustee)



RECEIVED
MAY 06 2024



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

Lot 7 48 Master's Cir
Nothing owed 448542
no violations
Lot 9 114 Handicap Ave
Nothing owed + no violations
448541

LOT CONSOLIDATION

Date MAY 1, 2024

Dear Utility Company/HOA/POA:

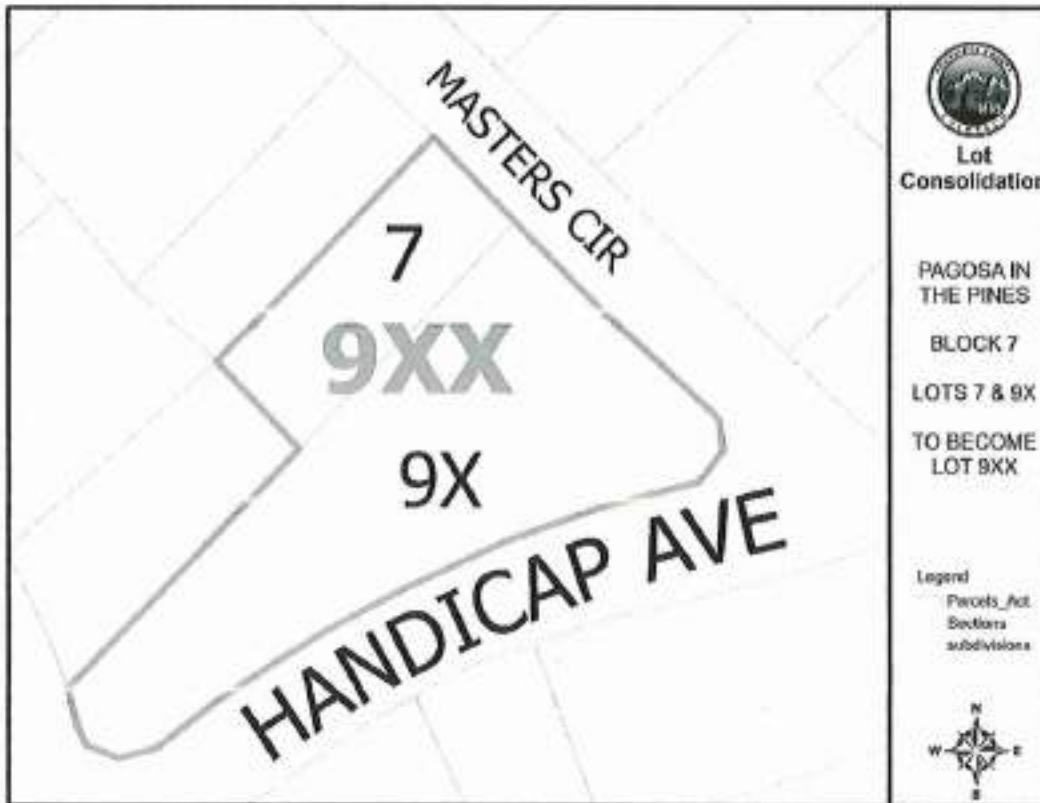
The owners of Lots 7 and 9X, BLOCK 7, PAGOSA IN THE PINES, are proposing by resolution to consolidate Two (2) lots to become lot 9XX, 114 Handicap Ave. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, or (970) 264-1390 prior to MAY 31, 2024, 2024.

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

Sincerely,

David Kyle Peck
David Kyle Peck

Nida Lee Peck



Lot Consolidation

PAGOSA IN THE PINES
BLOCK 7
LOTS 7 & 9X
TO BECOME LOT 9XX

Legend
Parcels, Sections, subdivisions



ECC Liaison Report

DESCRIPTIONS	May		YTD	Previous YTD		
	5/2	5/16	2024	2023	2022	2021
Construction of new Single Family Residential and Modular Home	3	4	34	45	69	87
Mobile /Manufactured New or used placement	0	0	0	0	5	4
Major Projects	4	7	23	49	53	59
Minor Projects	18	19	83	256	320	343
Owner initiated Variance Request	0	0	4	9	8	16
Solar	0	2	5	27	17	0
Boat Dock Permit / liscense	0	0	0	0	7	4
Sign/ Banner permanent and temporary	0	0	3	2	2	3
Seasonal and Temporary structures	1	1	5	11	27	9
Written Request: Tree Removal/Fire Mitigation)	5	14	24	102	126	126
Written Request:Extensions/Revisions	11	18	106	280	255	136
Written Request: Miscellaneous	6	9	26	85	92	107
Construction of new Commercial Structure	0	0	0	2	2	3
Construction of Multi-family structures	0	0	0	2	0	0
Total Application submissions	48	74	308	883	981	857
As Form Inspection Additions	5	4	34	54	54	x
Total Approved Applications	48	73	317	871	955	846
Notes						

Minutes of the Lakes and Fisheries Committee Meeting

May 28, 2024

The meeting was called to order at 4:10 pm by committee chair Roger Flynn. Committee members present were Mr. Flynn, Larry Gwaltney, John Unger, Joe Margraff and Don Collins. Staff present was Allen Roth GM, and Larry Lynch.

The minutes of the previous meeting were approved unanimously by the committee.

Lynch updated the committee on the status of the most recent capital improvement projects including the new vaulted restrooms at Hatcher and Lake Pagosa installed last fall; the floating dock at Hatcher that is scheduled to be installed in June and the boat ramp work that took place this past spring where about \$3K in new gravel and grade work was completed. The committee commented in general that the new restrooms were a big upgrade from the portable units.

Lynch also gave the committee a summary of spring fish stocking to date, that 5000 pounds of rainbow trout were stocked in early May, and that 3500 each largemouth bass and black crappie were stocked in late April. Additionally that 5000 lbs of 12-16 inch rainbow trout are scheduled to be stocked around the first week of June. The committee consensus was that the fishing has been exceptional this spring in all four lakes and were reporting big days on the water.

Allen gave the committee a report on the status of the Village Lake boat ramp, Tract A; indicating that the Association legal team was working to settle the matter and that hopefully this issue should be resolved soon. In the meantime, a judge has issued an order allowing continued use of the property to owners.

Lynch advised the committee of a recent proposal from Williams Creek Anglers to provide guide services to owners of Pagosa Lakes where owners only could secure guided fly-fishing days on the lakes with a licensed guide and a cost split between WCA and PLPOA would be arranged. WCA also proposed a possible fishing tournament for owners where prizes such as guided trips, fly rods etc. could be provided for winning fish in a catch and release format (photo entries) would be judged. After much discussion the committee felt that guided services on the Pagosa lakes would be a difficult thing to regulate and could interfere with regular users of the lakes. They also felt that a tournament of this type may be difficult to monitor and officiate and could result in some unintended fish death. The consensus of the committee was to not recommend at this time that guided services of this type or a fishing tournament of this type would be in the best interests of the lake resources.

Pagosa Lakes Shoreline and Lakefront Policy Draft

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

Background:

- The Association holds a 10-foot maintenance easement around all four lakes beyond the high-water line.
- Some lakefront owner's 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.

Shoreline Issues

- 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.
 - Best practices should be taken wherever possible to help protect lake and water resources. Those include a shoreline buffer zone where riparian plantings can help protect the lake; and responsible use of fertilizers and pesticides.
- 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. 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.
 - Shoreline stabilization can be achieved through techniques such as establishment of riparian vegetation and small areas of handwork; more significant shoreline erosion issues may need to be addressed with a planned and approved shoreline stabilization plan consisting of rock work, rip-rap installation, gabion installation, grade work; or lined barrier and rock or vegetation.

Shoreline Improvement Permits

- A Permit is required for any significant shoreline improvements or modifications by a lakefront owner. These are free permits which will be issued by the Environmental Control Committee with review and recommendation by the Department of Property & Environment.

- Significant improvements or modifications include:
 - Installation of rock rip-rap, rock wall or gabion in any area wider than 10 feet along the shoreline.
 - Any project requiring heavy equipment such as backhoe, tractor or similar equipment
 - Any time a grade change of more than 1-foot will occur along the shoreline.
 - Any significant removal of cattails, reeds or willows totaling more than 30% of the shoreline.
- In some cases, such as larger scale projects, approval of the US Army Corps of Engineers may be required. The riparian buffer zone of the lakes is considered federal wetland designation and impacts to areas greater than 1/10th acre may require USACE approval. This will be addressed during the permit approval process.
- Minor improvements such as handwork on a small area of the shoreline, annual maintenance, installing low growing vegetation, placement of medium sized or small rocks in an area less than 10 feet in width generally would not require a permit.
- In some cases, your shoreline may not be entirely within your surveyed property pins.
 - If the shoreline, high water line is reasonably close to your pins (10 feet) it would in essence still be generally considered “your” shoreline and the Association would approve shoreline repairs and stabilization with a permit.
- The Association reserves the right to enter into the 10-foot legal maintenance easement at any time for the purposes of lake or shoreline maintenance projects, modifications or utility access. The Association is not responsible for damages that may occur to un-permitted permanent improvements within this easement.

Recommendations for Shoreline Improvements

- Pesticides should not be used within 10 feet of the high-water line.
 - Treatment of shoreline vegetation can be requested through the Association by the licensed staff utilizing approved and aquatically labeled herbicides.
- Lakefront owners should utilize an Association approved fertilizer within 50 feet of the high-water line and preferably anywhere on the property.
 - This formulation is a reduced phosphorus content in a slow-release pellet that is still very effective in improving lawn health and growth. Currently \$20 for a 50 lb. bag. One bag will cover 5000 square feet. Fertilization within 50 feet of the lake should take place in the fall. Available at the Association Administration office in Vista.

- We have significant amounts of shoreline where willows, reeds or cattail are the predominant vegetation.
 - Willows can be valuable for shoreline erosion protection, stabilizing the lake banks
 - Willows are valuable habitat for waterfowl and other riparian animals
 - Cattail and Reed vegetation is technically a wetland species and as such are protected under wetland laws of U.S. and administered by the U.S. Army Corps of Engineers, Durango Field Office.
 - 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
 - Handwork, removal of willows and cattails for lake access or shoreline improvement is allowed with PLPOA approval, but generally will be approved allowing for 30%-40% of this vegetation at a minimum to remain.
 - In some cases, an aquatically approved herbicide can be selectively applied to those areas of willows to be removed to help prevent them from coming back, but it may take a couple consecutive years of application to be fully effective.
 - This type of application should only be done by the Association under supervision of the Department of Property and Environment. Contact Larry Lynch, DPE supervisor for more details.
- Lawn areas that extend up to lake edge are not ideal in many cases, a vegetative buffer zone of 10 or 15 feet is recommended where specific shoreline plantings and ground covers be established and fostered.
 - The shoreline buffer zone can consist of species such as riparian sedges, perennial flowering plants such as columbine or native shrubs like chokecherry among others. See shoreline list of recommended plantings.
 - 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.

- The use of Pesticides up and next the shoreline can have a detrimental effect on lake organisms, wildlife and the fishery. Pesticides (insecticides and herbicides) should not be used within 10 feet of the high-water line.
- Grasses are not ideal for shoreline erosion protections
- See list of recommended shoreline buffer zone trees, shrubs and plantings.
- If this shoreline vegetative buffer zone is not feasible, simply allowing your shoreline grasses to grow several inches taller than your manicured lawn within that 10-foot buffer zone can help protect the lake.
- Enhancing or improving shorelines can improve wildlife and waterfowl habitat.
- Enhancing shorelines can create a natural buffer to discourage geese from coming onto the property. Mowed, manicured grasses are a favorite food source of geese.

PAGOSA LAKES PROPERTY OWNER'S ASSOCIATION, INC.
LAKE SHORELINE WRITTEN REQUEST

OWNER NAME _____ PHONE _____

MAILING ADDRESS: _____

E-MAIL: _____

CONTRACTOR'S NAME, PHONE, & EMAIL _____

PROPERTY ADDRESS: _____

BLOCK/LOT NUMBER _____ SUBDIVISION _____

SCHEDULED START _____ SCHEDULED COMPLETION _____

DESCRIBE PLANNED IMPROVEMENTS: _____

VEGETATION TO BE PLANTED: _____

WILL HERBICIDES BE USED: YES NO

WHAT TYPE OF EQUIPMENT WILL BE USED IN THE PROJECT: _____

The owner attests that the information above is complete, correct, and all documents needed for approval have been submitted. Owner has read and agrees to abide by the sections of the Project Permit Process that pertains to the project, the Declaration of Restrictions for this subdivision, Project Agreement, and the Rules and Regulations of the Association. Permit is valid for 6 months.

Complete Both pages

FOR PLPOA USE ONLY

DATE APPLICATION AND PLANS RECEIVED & COMPLETE: _____

NO FEE ACCOUNT# _____ PERMIT # _____

Pagosa Lakes Property Owners Association (DPE) Manager Approval

Date

APPROVAL or DENIED IN VANTACA PERMIT EXPIRES SIX (6) MONTHS AFTER APPROVAL

PAGOSA LAKES PROPERTY OWNER’S ASSOCIATION, INC.
LAKE SHORELINE WRITEN REQUEST

1. _____ (initial) I am the owner of the property identified in this application.
2. _____ (initial) I and my contractor are responsible for reading, meeting, and following the requirements of the Lake Shoreline and Lakefront Policy, Project Agreement and the Rules & Regulations.
3. _____ (initial) I have submitted all required documents. (see section 11)
4. _____ (initial) Project permits are valid for six (6) months from date of approval.
5. _____ (initial) Project permit card will be posted before Lake Shoreline work begins and must remain posted until construction is completed.
6. _____ (initial) Any changes to the approved plan must be reviewed and approved by the ECC. Any deviation from the approved plans will result in a penalty as outlined in the PLPOA Neighborhood Rules and Regulations.
7. _____ (initial) Permission is granted to the ECC and PLPOA staff to access the property to assure that the shoreline project conforms to the project permit that was approved by the ECC. The number of spot checks conducted is entirely at the discretion of the ECC/PLPOA, but it is anticipated they may occur as follows:
 - A. During project review, the property will be inspected by the Property & Environment staff or ECC representatives.
 - B. During project construction at various intervals.
 - C. Upon completion of the shoreline project to assure all work has been completed according to the approved permit.
8. All work will take place between 7:00 a.m. and 7:00 p.m., local time, Monday through Friday; 8 a.m. to 7 p.m., local time, Saturday; and 9:00 a.m. and 7:00 p.m., local time, Sunday.
9. The property owner and contractor understand that, in the event that legal action is required to enforce the terms of this agreement or any of the terms contained in the PLPOA Project Permit Process, Declarations of Restrictions and/or Rules & Regulations affecting the Property Owner’s property, that if the PLPOA prevails, the property owner will be required to pay reasonable attorney fees and costs incurred by the PLPOA.
10. All provisions in this agreement are binding upon the Owner and contractor and the initialing of certain provisions does not affect the validity or enforceability of any other provision.
11. Violation and Fine Schedule: In consideration for obtaining a permit, the property owner and contractor agree that they are subject to fines for violations identified in Sections D, E and F of the Neighborhood Rules and Regulations. They also acknowledge that they are familiar with and will comply with all provisions of the Lake Shoreline and Lakefront Policy and the Project Permit Process.
12. Delinquent fines will be subject to collection utilizing all remedies available to the Association, to the extent permitted by law, including reasonable legal fees and costs of collection.

The owner attests that the information above is complete, correct, and all documents needed for approval have been submitted. Owner has read and agrees to abide by the sections of the Project Permit Process that pertains to the project, the Declaration of Restrictions for this subdivision, Project Agreement, and the Rules and Regulations of the Association.

Property Owners Signature and Date

Contractor Signature and Date

Property Owners Name (Print)

Contractor/Construction Company Name (print)

E-MAIL: _____

E-MAIL: _____

2024 CAPITAL IMPROVEMENT PROJECTS - COST ESTIMATES & FUNDING

The 2024 capital improvement budget includes two projects to be completed this fiscal year. They are the Recreation Center parking lot and the Vista Mailbox site. We are having issues with trying to initiate these projects. There has not been enough money transferred into the capital fund to keep up with the rising costs of construction. This is leaving us short on funding these projects. The following is a breakdown on where we stand with these two projects.

The 2024 budget allocates for \$120,532 for the Rec Center Parking lot. The Vista Mailboxes is \$219,000. We transferred \$76,018 from the sale of the lots. This gives us \$415,550 total for the two projects.

The Rec Center Parking Lot engineer cost estimates are as follows:

Full project to include asphalt, curb and gutter - \$355,636

Complete project without asphalt - \$252,012

Complete the project without asphalt, curb & gutter - \$187,216

The Vista Mailbox to include asphalt, curb and gutter - \$274,106

So, the dilemma is that even taking the extreme cut-back version of the Rec Center Parking lot combined with the Vista Mailbox full project; that leaves us still \$45,772 short. In order to make-up for the shortfall, I suggest the elimination of 3 projects currently listed in the capital improvement plan. These projects are of less importance compared to the two budgeted projects for 2024. They are as follows:

Vista Greenbelt Trail to Gas Line – This would only be a secondary natural surface trail - \$20,000

N. Pagosa Trail Connection to 160 – The town has this included in their grant - \$50,000

Concrete Lake Hatcher Boat Ramp – This has fallen-off everyone's radar - \$25,000

The elimination of these three projects provides us an additional \$95,000. This would bring total available funds for the two projects to \$510,550.

So, something to consider is that the total for full Vista Mailbox project and the Rec Center Parking lot with curb and gutter is \$526,118. This only falls short by \$15,568. This could be made-up through the operations fund or the emergency fund. Also, these projects have built-in to their costs a 10% contingency totaling \$54,445. There could be possible savings there. My opinion is that the Vista Mailbox project should be completed with asphalt, curb and gutter due to the much heavier use it will receive. Also, the Rec Center Parking lot will be whole lot better with curb and gutter rather than just having a gravel pad. The curb and gutter will make it easier when coming back to pave the parking lot.

Allen Roth

From: Vance and Bernard Tree Services <vandbtreeservices@gmail.com>
Sent: Tuesday, May 21, 2024 5:09 PM
To: larry@plpoa.com; allen@plpoa.com
Subject: Greenbelt Mitigation Proposal
Attachments: PLPOA bud sheet.pdf, Estimate_0016_PLPOA.pdf

Hope all is well. Attached is the estimate for the different tracts with descriptions of the job to be completed. Let us know if you have any questions or if we missed something. I look forward to working with you again. ~Damel and James

References:

John Janowski (Pagosa Springs Golf Course)
214-202-4060

Bill Trimarco
970-358-0365

Chuck and or Jolo
405-831-5066

BID SHEET
GREENBELT MITIGATION - 2024
PAGOSA SPRINGS PROPERTY OWNER'S ASSOCIATION, INC.

Company Name Vance & Bernard Tree Service, LLC

Phone No. 720-409-9923

Email vandbtree.services@gmail.com

Address 334 E. Golf Pl unit 2

Pagosa Springs, CO 81447

Please attach additional information as suggested in the proposal format in section 3.D1 (c).

Greenbelt Mitigation - Tract A - Martinez Mountain Estates	\$ <u>14,000</u>
Greenbelt Mitigation - Tracts B & C - Twin Creeks Subdivision	\$ <u>8,000</u>
Greenbelt Mitigation - Tract F - Lake Forest Estates	\$ <u>10,500</u>
 TOTAL AMOUNT OF PROPOSAL	 \$ <u>32,500</u>

Date Received: 5-21-2024



ESTIMATE

Vance and Bernard Tree Services LLC
 334 E Golf Place Unit 2
 Pagosa Springs, Colorado 81147
 United States

Phone: 9704099923
 Mobile: 9707691793

TO: **Pagosa Lakes Property Owners' Association, Inc**
 230 Fort Avenue
 Pagosa Springs, Colorado 81147
 United States

970-731-5835

Estimate Number: 0016

Estimate Date: May 21, 2024

Valid Until: June 20, 2024

Estimate Total: \$32,500.00
 (US\$)

Items	Quantity	Price	Amount
Tract A Masticate --26 Acres with skid steer and rotary mulching head. Limb up trees next to road and obvious next to trail system with power pruner 12 feet. Clump oaks by trail and big tall beautiful oaks Deck logs in manageable pieces, load with tractor and haul with dump trailer to Road at either the road to water tower or off saddlehorn. Approximate completion 8 days	1	\$14,000.00	\$14,000.00
Tract B and C Cut oaks with brush cutters and chainsaws. Chip slash on alto and broadcast with a 12" capacity chipper. Use skid steer with mulching head in a few small locations to avoid damage to properties Spread all piles if any that accumulate. Limb trees with power pruners 12 foot and chip limbs. Clear dog legs out to twin creek. Approximate completion 6 days. If any logs, they will be moved to the edge of twin creek.	1	\$8,000.00	\$8,000.00
Tract E Masticate and clump oaks and remove all dead clumps with skid steer and mulching head. Fall --125 Trees Remove hazard tree off properties fence line that has fallen and is hung up in canopy. Limb and chip trees 12 feet high with a 100ft of trail. Chip all slash from --125 trees. Deck logs in smaller rounds to be hauled over to haul ramp of Lake Forest to avoid anyone running sows on haul ramp. Approximate completion: 7 days.	1	\$10,500.00	\$10,500.00



ESTIMATE

Vance and Bernard Tree Services LLC
334 E Golf Place Unit 2
Pagosa Springs, Colorado 81147
United States

Phone: 7204099923
Mobile: 9707691793

Subtotal:	\$32,500.00
<hr/>	
Total:	\$32,500.00
<hr/>	
Estimate Total (USD):	\$32,500.00

ESTIMATE

Put Hill Customs LLC
P O Box 224, 103 15th Street
Pagosa Springs, CO 81147

johnsteiner44@gmail.com
970-946-8885
puthillcustoms.com



PLPOA

Bill to
Allen Roth
230 Port Ave
Pagosa Springs, CO 81147 USA

Ship to
Allen Roth
230 Port Ave
Pagosa Springs, CO 81147 USA

Estimate details

Estimate no.: 1216
Estimate date: 05/17/2024

#	Date	Product or service	Description	SKU	Qty	Rate	Amount
1.		Labor and Equipment	Rate for workers including saws, brush cutters, truck and skid steer with masticator. This is for tract A. We will use zone 3 specifications on this track except for around the trails we will use zone 2 specifications which means we will limb some of the trees around the trails. The fire wood in this track we will leave them in manageable lengths by the road. We will make clumps of oak and remove the trees marked. You can look at the cell tower site for a reference of what my mastication looks like.		1	\$18,000.00	\$18,000.00
2.		Labor and Equipment	Rate for workers including saws, brush cutters, skid steer truck and chipper. This is for tracks B & C. We will limb trees and remove ladder fuels under drip lines and follow zone two guidelines. We will cut the logs into manageable lengths for firewood. We will broadcast the slash with the chipper. We will clump the oak and make brakes in the canopy of the big trees. You can use the power line we did as a reference for this track.		1	\$9,000.00	\$9,000.00
3.		Labor and Equipment	Rate for workers including saws, brush cutters, skid steer, truck and chipper. This is for track E. We will thin and remove trees as marked. We will limb trees 10 -12 feet up within 100 feet east of the trail. We will remove ladder fuels under drip lines and follow zone 2		1	\$20,000.00	\$20,000.00

guidelines. We will cut the wood into manageable lengths and haul by the boat ramps for firewood. We will chip the slash and broadcast the chips.

Total

\$47,000.00

Note to customer

Thank you AWR for the chance to bid on the work.

Allen Roth

From: Tyler Albers <sticksandstoneslandmanagement@gmail.com>
Sent: Monday, May 20, 2024 5:06 PM
To: Allen Roth; Yul Wilson
Subject: Re: RFP Forest Mitigation Work

Allen

I just wanted to make sure our Contractor Summary wasn't lost in the email chain. Please see below.

Yul Wilson owner of Wilson Enterprises focuses on landscape installations and excavation work. Included in this work has been defensible space improvements and vegetation removal. Yul has 25 years of experience working in Pagosa Springs.

Tyler Albers owner of Sticks and Stones Land Management LLC will be partnering with Yul Wilson to perform vegetation removal operations. Sticks and Stones Land Management LLC focuses on landscaping, trail building, and vegetation mitigation. Tyler also works for the US Forest Service and has 21 years experience of forestry related work including wildland firefighting, fuel reduction, and heavy equipment operation.

Both Yul and Tyler live within PLPOA and strive to improve their community. Safety and home owner impacts would be our main focus.

This is our first season doing mastication work together. We purchased a 28 inch disc mulcher that mounts to a 4 ton mini excavator. This setup makes our operation very useful in tighter areas and works perfect for oak. We also have skidsteers with grapples and a vermer chipper. Any vegetation removal location to close to homes for the disc mulcher would be removed using the excavator or by hand with brush cutters and chainsaws. All material under 6 inches would be chipped on site.

Currently we do not have references for mitigation work, but there is a very good chance we will in the near future. Patiently waiting for an awarded contract for a local metro district requesting mitigation work.

Please let us know if you have any questions.

Thank you
Tyler Albers

On Mon, May 20, 2024, 8:05 AM Allen Roth <allen@plpoa.com> wrote:

I am in receipt of your bid for Tracts B & C in Twincreek Subdivision. We hope to award the contract next week.

Thank you

Allen Roth, CMCA, AMS, PCAM

BID SHEET
GREENBELT MITIGATION - 2024
PAGOSA LAKES PROPERTY OWNER'S ASSOCIATION, INC.

Company Name Wilson Enterprises

Phone No. 970 946-6651

Email Yul-wilson323@hotmail.com

Address P.O. Box 1642

Pag. Spgs CO 81147

Please attach additional information as suggested in the proposal format in section 3.01 (c).

Greenbelt Mitigation - Tract A - Martinez Mountain Estates	\$ <u>N/A</u>
Greenbelt Mitigation - Tracts B & C - Twincreek Subdivision	\$ <u>7850</u>
Greenbelt Mitigation - Tract E - Lake Forest Estates	\$ <u>N/A</u>

TOTAL AMOUNT OF PROPOSAL

\$ 7850

Date Received: _____

2024 Colorado Legislation

HB24-1337

In common interest communities for real property, current law allows a unit owners' association (association) to require, without starting a legal proceeding, a unit owner to reimburse the association for collection costs, attorney fees, or other costs resulting from the owner failing to timely pay assessments or other money owed. The bill limits the reimbursement amount *for attorney fees* to \$5,000 or 50% of the original money owed.

Current law allows the association to require, without starting a legal proceeding, a unit owner to reimburse the association for collection costs and attorney fees resulting from the owner failing to obey the bylaws or rules of the association. The bill limits the reimbursement amount *for attorney fees* to \$5,000 or 50% of the actual cost the association incurred for the failure to obey.

Current law requires a court to award an association reasonable attorney fees, costs, and collection costs in an action in which the association seeks to collect unpaid assessments or enforce or defend the association's bylaws or rules and the association prevails in the matter. The bill limits the award *for attorney fees* to \$5,000 or 50% of the balance owed to the association. The bill requires the court, when determining reasonable attorney fees, to consider relevant factors, including the amount of the unpaid assessments, whether foreclosure action was contested, and whether the attorney fees incurred are disproportionate to the needs of the case.

Current law grants an association a lien on the unit for amounts owed to the association by the unit owner. The bill prohibits foreclosing on the lien until:

- The association has:
- Obtained a personal judgment against the unit owner in a civil action;
- Attempted to bring a civil action against the unit owner but was prevented by the death of or incapacity of the unit owner; or
- Attempted to bring a civil action against the unit owner but the association was unable to serve the unit owner within 180 days; or
- The unit owner is in a bankruptcy civil action.

At least 30 days before initiating legal action to foreclose a lien under the bill, an association must provide notice to the unit owner that the unit owner has the right to engage in mediation prior to litigation.

Current law requires the association to attempt to enter into a payment plan to collect amounts due from a unit owner. The bill prohibits foreclosure on the lien if the unit owner is in compliance with the payment plan.

Current law has a right of redemption for junior lien holders and procedures for invoking the right. The bill creates a right of redemption on a foreclosure sale. In general, the procedures for the bill's right of redemption are based on the procedures in current law. A person wanting to redeem the unit under the bill must file a notice of intent to redeem within 30 days after the foreclosure sale. The following people have the right of redemption in order of priority:

- The unit owner;
- A tenant of the unit;
- A nonprofit entity whose primary purpose is the development or preservation of affordable housing;
- A community land trust;
- A cooperative housing corporation; and
- The state of Colorado or a political subdivision of the state of Colorado.

If 2 or more people with the right of redemption attempt to redeem the property, the person with the highest priority is awarded the property and the lower priority rights of redemption are extinguished. To redeem a unit, the redeemer must reimburse the foreclosure purchaser or association in accordance with the standards set by the bill.

HB24-1233

House Bill 22-1137, enacted in 2022, imposed a number of procedural requirements on unit owners' associations (HOAs) with respect to collecting payments from unit owners with delinquent accounts. The bill changes some of these procedural requirements by:

- Removing a requirement that an HOA physically post notice of a unit owner's delinquent account on the unit owner's unit; *and*
- Allowing an HOA to charge a unit owner for the cost of sending notices or documentation by certified mail.

The bill also exempts time share units that are not occupied on a full-time basis from some of the procedural requirements imposed by House Bill 22-1137.

HB24-1152

Section 1 of the bill creates a series of requirements related to accessory dwelling units. The bill establishes unique requirements for subject jurisdictions and for qualifying as an accessory dwelling unit supportive jurisdiction (supportive jurisdiction).

As established in the bill, a subject jurisdiction is either:

- A municipality that has a population of 1,000 or more and that is within the area of a metropolitan planning organization; or
- The portion of a county that is both within a census designated place with a population of ten thousand or more, as reported in the most recent decennial census, and within the area of a metropolitan planning organization.

The bill requires a subject jurisdiction to allow, subject to an administrative approval process, one accessory dwelling unit as an accessory use to a single-unit detached dwelling in any part of the subject jurisdiction where the subject jurisdiction allows single-unit detached dwellings. The bill also prohibits subject jurisdictions from enacting or enforcing certain local laws that would restrict the construction or conversion of an accessory dwelling unit.

In order to qualify as a supportive jurisdiction, a jurisdiction must submit a report to the department of local affairs (the *department*) demonstrating that the jurisdiction:

- Has complied with the accessory dwelling unit requirements the bill imposes on subject jurisdictions; and
- Has implemented one or more strategies to encourage and facilitate the construction or conversion of accessory dwelling units.

Section 1 also creates the accessory dwelling unit fee reduction and encouragement grant program within the department. The purpose of this grant program is for the ~~division~~ department to provide grants to supportive jurisdictions for offsetting costs incurred in connection with developing pre-approved accessory dwelling unit plans, providing technical assistance to persons converting or constructing accessory dwelling units, or waiving or reducing accessory dwelling unit associated fees and other required costs. In addition to providing grants, the department is required to develop a toolkit to support local governments in encouraging accessory dwelling unit construction. **Section 2** requires the department to create, for local governments to consider and adopt, model public safety code requirements related to geographic or climatic conditions for factory-built structures, including those structures that would be considered accessory dwelling units. **Section 3** grants the Colorado economic development commission the power to expend \$8 million to contract with the Colorado housing and finance authority to operate and establish the following programs to benefit the residents of supportive jurisdictions:

- An accessory dwelling unit credit enhancement program that supports lenders offering affordable loans to eligible low- and moderate-income borrowers for the construction or conversion of accessory dwelling units;
- A program that allows for the buying down of interest rates on loans made to eligible low- and moderate-income borrowers in connection with the construction or conversion of accessory dwelling units;
- A program that offers down payment assistance in connection with accessory dwelling units, principal reduction on loans to eligible low- and moderate-income borrowers made in connection with accessory dwelling units, or both; and
- A program through which the Colorado housing and finance authority offers loans, revolving lines of credit, or grants to eligible non-profits, public housing authorities, and community development financial institutions to make direct loans or grants to support the construction or conversion of accessory dwelling units for low- and moderate-income borrowers or tenants.

Section 4 prohibits a planned unit development resolution or ordinance for a planned unit development from restricting the permitting of an accessory dwelling unit more than the local law that applies to accessory dwelling units outside of the planned unit development. **Section 5** states that any prohibition on accessory dwelling units or the implementation of restrictive design or dimension standards by a unit owners' association in a supportive jurisdiction is void as a matter of public policy.

HB24-1091

The bill generally prohibits covenants and other restrictions that disallow the installation, use, or maintenance of fire-hardened building materials in residential real property, including in common interest communities. However, the bill allows a unit owners' association of a common interest

community to develop reasonable standards regarding the design, dimensions, placement, or external appearance of fire-hardened building materials used for fencing within the community.

SB24-134

The bill prohibits a unit owners' association from prohibiting the operation of a home-based business in a common interest community. The operation of a home-based business must still comply with any applicable and reasonable unit owners' association rules or regulations related to architectural control, parking, landscaping, noise, nuisance, and other matters that may impact the operation of a home-based business. The operation of a home-based business must also comply with municipal and county noise and nuisance ordinances or resolutions.

SB24-021

Current law exempts certain small cooperatives and limited-expense planned communities from most of the requirements of the "Colorado Common Interest Ownership Act", which governs the conduct of homeowners' associations (associations). A cooperative or planned community may avail itself of the exemption if:

- A cooperative was created on or after July 1, 1992, but before July 1, 1998, and either contains only units restricted to nonresidential use or contains no more than 10 units and is not subject to any development rights;
- A planned community was created on or after July 1, 1992, but before July 1, 1998, and contains no more than 10 units and is not subject to any development rights, or if a planned community provides in its declaration that the annual average common expense liability of each unit restricted to residential purposes may not exceed \$400, as adjusted for changes in the consumer price index (CPI);
- A cooperative or planned community was created on or after July 1, 1998, and contains only units restricted to nonresidential use or contains no more than 20 units and is not subject to any development rights; or
- A planned community was created after July 1, 1998, and provides in its declaration that the annual average common expense liability of each unit restricted to residential purposes may not exceed \$400, as adjusted for changes in the CPI.

The bill combines these exemptions, with amendments, to state that a cooperative or planned community may avail itself of the exemption if:

- A cooperative or planned community was created on or after July 1, 1992, and either contains only units restricted to nonresidential use or contains no more than 20 units and is not subject to any development rights; or
- A planned community provides in its declaration that the annual average common expense liability of each unit restricted to residential purposes must not exceed \$400, as adjusted annually since July 1, 1999, for changes in the CPI.

A cooperative or planned community that may avail itself of the exemption may elect instead to be subject to the entire "Colorado Common Interest Ownership Act" by adopting an amendment to its declaration evidencing its election. The bill requires the HOA information officer in the department of

regulatory agencies to provide notice of the bill to cooperatives and planned communities that are affected by the bill, including notice of the option to opt out of the exemption.

Pagosa Lakes Property Owners Association
RESOLUTION 2024-01
OF THE BOARD OF DIRECTORS OF
PAGOSA LAKES PROPERTY OWNER’S ASSOCIATION, INC.
Resolution Creating Lakes Shoreline & Lakefront Policy

WHEREAS, State of Colorado Statutes specifies to the establishment of policies as to the enforcement of covenants and rules, including notice and hearing procedures and the schedule of fines for Owner Associations, and;

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

WHEREAS, There is statutory authority for such enforcement in the State of Colorado Revised Statutes: including C.R.S. 38-33.3 – 302(1)(a)(o)(p)(q).

WHEREAS, The Board of Directors desires to create a new policy which outlines permit requirements for significant shoreline improvements and provide recommendations for shoreline improvements.

THEREFORE, the following Lakes Shoreline and Lakefront Policy shall be established:

Pagosa Lakes Shoreline and Lakefront Policy Draft

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

Background:

- The Association holds a 10-foot maintenance easement around all four lakes beyond the high-water line.
- Some lakefront owner’s 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.

Shoreline Issues

- 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.
 - Best practices should be taken wherever possible to help protect lake and water resources. Those include a shoreline buffer zone where riparian plantings can help protect the lake; and responsible use of fertilizers and pesticides.
- 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. 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.
- Shoreline stabilization can be achieved through techniques such as establishment of riparian vegetation and small areas of handwork; more significant shoreline erosion issues may need to be addressed with a planned and approved shoreline stabilization plan consisting of rock work, rip-rap installation, gabion installation, grade work; or lined barrier and rock or vegetation.

Shoreline Improvement Permits

- A Permit is required for any significant shoreline improvements or modifications by a lakefront owner. These are free permits which will be issued by the Environmental Control Committee with review and recommendation by the Department of Property & Environment.
 - Significant improvements or modifications include:
 - Installation of rock rip-rap, rock wall or gabion in any area wider than 10 feet along the shoreline.
 - Any project requiring heavy equipment such as backhoe, tractor or similar equipment
 - Any time a grade change of more than 1-foot will occur along the shoreline.
 - Any significant removal of cattails, reeds or willows totaling more than 30% of the shoreline.
- In some cases, such as larger scale projects, approval of the US Army Corps of Engineers may be required. The riparian buffer zone of the lakes is considered federal wetland designation and impacts to areas greater than 1/10th acre may require USACE approval. This will be addressed during the permit approval process.
- Minor improvements such as handwork on a small area of the shoreline, annual maintenance, installing low growing vegetation, placement of medium sized or small rocks in an area less than 10 feet in width generally would not require a permit.
- In some cases, your shoreline may not be entirely within your surveyed property pins.
 - If the shoreline, high water line is reasonably close to your pins (10 feet) it would in essence still be generally considered “your” shoreline and the Association would approve shoreline repairs and stabilization with a permit.
- The Association reserves the right to enter into the 10-foot legal maintenance easement at any time for the purposes of lake or shoreline maintenance projects, modifications or utility access. The Association is not responsible for damages that may occur to un-permitted permanent improvements within this easement.

Recommendations for Shoreline Improvements

- Pesticides should not be used within 10 feet of the high-water line.
 - Treatment of shoreline vegetation can be requested through the Association by the licensed staff utilizing approved and aquatically labeled herbicides.
- Lakefront owners should utilize an Association approved fertilizer within 50 feet of the high-water line and preferably anywhere on the property.
 - This formulation is a reduced phosphorus content in a slow-release pellet that is still very effective in improving lawn health and growth. Currently \$20 for a 50 lb. bag. One bag will cover 5000 square feet. Fertilization within 50 feet of the lake should take place in the fall. Available at the Association Administration office in Vista.
- We have significant amounts of shoreline where willows, reeds or cattail are the predominant vegetation.
 - Willows can be valuable for shoreline erosion protection, stabilizing the lake banks
 - Willows are valuable habitat for waterfowl and other riparian animals
 - Cattail and Reed vegetation is technically a wetland species and as such are protected under wetland laws of U.S. and administered by the U.S. Army Corps of Engineers, Durango Field Office.
 - 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
 - Handwork, removal of willows and cattails for lake access or shoreline improvement is allowed with PLPOA approval, but generally will be approved allowing for 30%-40% of this vegetation at a minimum to remain.
 - In some cases, an aquatically approved herbicide can be selectively applied to those areas of willows to be removed to help prevent them from coming back, but it may take a couple consecutive years of application to be fully effective.
 - This type of application should only be done by the Association under supervision of the Department of Property and Environment. Contact Larry Lynch, DPE supervisor for more details.
- Lawn areas that extend up to lake edge are not ideal in many cases, a vegetative buffer zone of 10 or 15 feet is recommended where specific shoreline plantings and ground covers be established and fostered.
 - The shoreline buffer zone can consist of species such as riparian sedges, perennial flowering plants such as columbine or native shrubs like chokecherry among others. See shoreline list of recommended plantings.
 - 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.

- The use of Pesticides up and next the shoreline can have a detrimental effect on lake organisms, wildlife and the fishery. Pesticides (insecticides and herbicides) should not be used within 10 feet of the high-water line.
- Grasses are not ideal for shoreline erosion protections
- See list of recommended shoreline buffer zone trees, shrubs and plantings.
- If this shoreline vegetative buffer zone is not feasible, simply allowing your shoreline grasses to grow several inches taller than your manicured lawn within that 10-foot buffer zone can help protect the lake.
- Enhancing or improving shorelines can improve wildlife and waterfowl habitat.
- Enhancing shorelines can create a natural buffer to discourage geese from coming onto the property. Mowed, manicured grasses are a favorite food source of geese.

PRESIDENT’S AND SECRETARY’S CERTIFICATION: The undersigned, respectfully being the President and Secretary of the Pagosa Lakes Property Owners’ Association, a Colorado nonprofit corporation, certify that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on June 13, 2024 and in witness thereof, the undersigned have subscribed their names.

PAGOSA LAKES PROPERTY OWNERS’ ASSOCIATION, a Colorado nonprofit corporation.

By: _____ Dan Mayer, President

ATTEST:

By: _____ Monty Whitman, Secretary

**Pagosa Lakes Property Owners Association
RESOLUTION 2024-02
OF THE BOARD OF DIRECTORS OF
PAGOSA LAKES PROPERTY OWNERS' ASSOCIATION, INC.
Resolution Revising Project Permit Process, Adding Section 5.1**

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

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

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

WHEREAS, The Board wishes to update the Project Permit Process to include the Lake Shoreline Policy in which ownership of a lakefront property will be required to obtain a permit for significant shoreline improvements.

THEREFORE, the following addition to the Project Permit Process will consist of adding section 5.1 as noted below, shall be established:

5.1 Shoreline Improvement Permits

- A Permit is required for any significant shoreline improvements or modifications by a lakefront owner. These are free permits which will issued by the Environmental Control Committee with review and recommendation by the Department of Property & Environment.
 - Significant improvements or modifications include:
 - Installation of rock rip-rap, rock wall or gabion in any area wider than 10 feet along the shoreline.
 - Any project requiring heavy equipment such as backhoe, tractor or similar equipment
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- In some cases, your shoreline may not be entirely within your surveyed property pins.

- If the shoreline, high water line is reasonably close to your pins (10 feet) it would in essence still be generally considered “your” shoreline and the Association would approve shoreline repairs and stabilization with a permit.
- Refer to the Lakes Shoreline and Lakefront Policy for more information

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

By: _____
Dan Mayer, President

Attest: _____
Monty Whitman, Secretary