

Summarized breakdown of the Gymnasium:

The **Pagosa Lakes Property Owners Association (PLPOA)** Board of Directors has proposed the construction of a gymnasium as a response to identified community needs. This initiative was recommended by the Youth Activities Committee to address gaps in amenities for youth while also providing versatile activity spaces for members of all ages within the PLPOA community.

It's important for us to recognize that many PLPOA members might not even be aware of the project or the discussions surrounding it and to inform you. Though we hope not, this might even be the first time you're hearing about the proposal.

To ensure everyone is well-informed, we've prepared a detailed breakdown of what you're voting on. This includes answers to frequently asked questions and links to additional information for you to explore before casting your vote.

Yes, there have been questions about whether every aspect has been considered in the process. However, the fact remains: this is the established protocol for bringing such a proposal to a vote. Ultimately, the decision comes down to you and to this consideration: **Do you or do you not want a gymnasium in PLPOA for the PLPOA community, funded by a one-time \$255 special assessment per property?**

The following breakdown provides detailed information on the proposal and addresses key considerations for your decision.

Project Details:

- **Proposed Amenity:** A gymnasium connected to the north end of the Recreation Center via a breezeway.
- **Facility Size:** 9,600 sq. ft. (80 x 120 ft). For detailed specifications, refer [here](#). (Page 2 of gymnasium presentation)
- **Purpose:** To offer a range of recreational activities, events, and programs, including:
 - Indoor sports such as pickleball, volleyball, basketball, indoor soccer, and walking track and dodgeball
 - Afterschool and summer programs for children.
 - Space for hosting events, tournaments, and exercise classes.

Funding and Cost:

- **Construction Costs:** Exceeds the 15% equity of the Association, necessitating a vote among property owners. Estimated to not exceed 2.5 million
- **Funding Method:** The majority of the funding is set to come from the proposed **special assessment of \$255** per PLPOA property. This special assessment will be applied only if the majority of voting members approve the proposal.

- **Special assessment of \$255** – if passed the \$255 special assessment will be applied to every PLPOA assessment paying property (not commercial properties) in PLPOA on April 1, 2025 and due on July 1, 2025. [LINK HERE](#) information on Payment plan options. (or view slide 9 of the gymnasium presentation)
- **Operational Costs:** Estimated at **\$112,000 annually**, which will be covered through membership fees, programming, and space rentals—not by future PLPOA assessment fees. View slides 12 & 13 for estimated details on expenses and revenue. [Link for operation costs](#) (slide 12 of presentation)

Access and Membership:

- **Membership Structure:**
 - Private facility for PLPOA members/owners.
 - Included in all-inclusive memberships for adults and families with Recreation Center access.
 - Optional **youth memberships** available for PLPOA children. PLPOA youth (ages 13–18) without requiring a parent's Recreation membership. These youth memberships grant access to the pool and gymnasium. [Link to Membership](#) (Slide 13 of presentation)
 - Day passes available for owner/members, similar to the Recreation Center policy.
- **Guest Access:**
 - Guests must accompany the owner/member to the facility and can purchase single-entry passes.
 - Guests cannot purchase long-term memberships.
- **Wyndham Owners:**
 - Wyndham owners will have full access through existing Recreation Center memberships purchased by Wyndham.

Facility Use:

- **Rental Availability:**
 - Clubs and organized teams can rent the space during specified times that roughly make up **20 hours per week** within the gym's estimated 105-hour operational schedule. [LINK TO SAMPLE SCHEDULING HERE](#). (Slide 14 of gymnasium presentation)
 - Rentals require rostered players to be covered by that entity's insurance, and again, access is limited to designated rental times.

Community Impact:

- This facility aims to enhance the recreational offerings for PLPOA members while providing dedicated spaces for youth activities and all-age programming. It reflects the Association's commitment to enriching the community experience through diversified amenities, while increasing property values.
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