



**Board of Directors Regular Meeting
April 10, 2025 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**

[April 10, 2025 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. Committee Reports:**
 - a. ECC Liaison Report April 2025 Meeting Minutes
 - b. [Parks and Trails Report](#)
- 8. Unfinished Business**
 - a. [2024 Final Audit Report](#)
 - b. Settlement Agreement for South Village Lake Boat Ramp
- 9. New Business**
 - a. [Greenbelt Fire Mitigation Contract](#)
 - b. Pinon Lake Service Agreement
 - c. [Proposed by law change](#)
- 10. Correspondence**
- 11. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 12. Adjournment**



Board of Directors Regular Meeting

April 10, 2025 6pm

Pagosa Lakes Administration Building

MINUTES

Board present: Lars Schneider-President
Sasha King-VP, Ericka Bailey-Treasurer
Monty Whitman-Secretary
Directors-Ben Garcia, Zane Kraetsch,
& Wade Lundy

Staff: Allen Roth-GM, Katie Benoit, CT
Heather Lundy-Accounting,
Ryan Graham-RA, Chris Simpson-DCS,
Jen Pitcher- Lifestyles
Candace Selk Barnes-Recording Secretary

Owners/Guests: C. Schanzenbaker, T & D Frank, A. Blocki, A. Jones, L. Lee, M. Bailey, L. Smith, M. Mochalski, J & L Jenkins, K. Welch, S & R Schwartz, J. Bodah, S & B Landreneau

- 1. Call to Order at 6:09 pm by President Schneider**
- 2. Verification of Quorum by Board Secretary Whitman**
 - a. Approval of Agenda * Motion to approve Agenda by King, 2nd Bailey. Unanimous.
- 3. Approval of the Minutes** * Motion to approve March 13, 2025 BOD Minutes by Bailey, 2nd Whitman, Passed.
(Schneider abstained-not in attendance 3/13/25)
- 4. Disclosures of Conflicts:** E. Bailey recused self from vote appointing new ECC Member (her spouse).
- 5. Presentation of Audit via ZOOM – McMahan & Associates:** There was one requested change regarding the other revenue line item. It was asked to break out the gains and losses from other revenue. The Board agreed to approve the audit at the May meeting after the change was made.
- 6. Owner/Member comments:** C. Schanzenbaker shared handout, D. Frank requested GM written report be available to owners, Schneider replied he will look into it as GM Report has confidential legal and staffing updates. K. Welch shared handout regarding the benefits of a steam sauna to be installed at Rec Ctr. Schnieder encouraged Welch to join Rec Ctr Committee as well.
- 7. Staff Reports:**
 - a. General Manager's Report -As submitted. Roth additionally shared CT Benoit has accepted a position with an accounting firm enabling her to work remotely. Heather Lundy has been promoted to fulfill the position. PAWSD has hired a 3rd party contractor to testing hydrants throughout the entire community; anticipates completion within 12 weeks. Fiber installation within PLPOA beginning south of Hwy 160 and soon on north side from Hatcher to CMII.
 - b. Treasurers Report – as submitted. Board Liaison Baily and Finance Chair Blocki shared Investment Committee met and proposed Reserve & Capitol CD's rolling over to higher yield, investing to affirm financial diversity quarterly.

Motion to approve Investment Committee recommendation by Baily, 2nd by Whitman. Unanimous.

- c. Department of Property & Environment Report as submitted by Lynch (on vacation) Highlights by GM Roth: Fishing is great with recent stocking in all four lakes.

- d. Department of Recreation Amenities Report as submitted by Graham.
- e. Department of Community Standards Report as submitted by Simpson.
- f. Lifestyle Report as submitted by Pitcher. Reminded all that Board applications are due by 5:00pm Monday, May 12 for the two openings.

Motion to accept Staff Reports as submitted by Lundy, 2nd King. Unanimous.

8. Committee Reports:

- a. ECC Liaison Report March 2025 Meeting Minutes by Liaison Lundy

Motion to accept Committee Report as submitted by Whitman, 2nd King. Unanimous.

- b. Appointment of New ECC Member – Michael Bailey.

Motion to approve appointment of owner Michael Bailey to the ECC as a Volunteer Committee member by Lundy, 2nd Garcia. Passed. E. Bailey recused.

9. Unfinished Business

- a. 2024 Audit Report – Final to be ready for acceptance at May 8, 2025 BOD Meeting.
- b. Settlement Agreement for South Village Lake Boat Ramp. Roth reported the Easement & Settlement Agreement with MTB are waiting to be finalized for the South Village Lake Boat Ramp.
- c. Site Plan – Mailboxes Heather & Monument - Open discussion regarding two proposed locations, with third option presented of moving boxes to the Cloud Cap cluster. Attendees were enthusiastic regarding Cloud Cap option.

Motion to install mailboxes per majority of Owners present at Cloud Cap cluster by Schneider, 2nd Lundy. Unanimous.

- d. Fire Hydrant Inspections – Roth updated that PAWSD has contracted a third party for inspection of hydrants.

Addendum: King inquired about availability of plans for evacuation/shelters by the County Emergency Management Team. Schneider to follow up.

10. New Business

- a. Pine Needle Pick-up Contract – Review of three bids. Discussion ensued; importance of friendly earth option and sustainability. Several owners agreed.

Motion to award 2025 PNPU contract to Table to Farm by Schneider, 2nd King. Passed. Kretsch recused self (friend of one of the bid contractors).

- b. Use Agreement – PLPOA Property – Discussion regarding the installation of covered MET covered bus stop at Cloud Cap cluster box area including consideration of signage. Transportation Authority has made changes to lease per PLPOA legal recommendations.

Motion to approve Lease Use Agreement by Lundy, 2nd Bailey. Unanimous.

- c. Pinon Lake Service Agreement – pertaining to Pinon Lake owned by Wyndam/Golf Course – PLPOA DPE Mgr. L. Lynch to provide his expertise to mitigate the years of stinky fermented water used for irrigation for by both entities effecting PLPOA homeowner's quality of life.

A Pinon Lakes three-way Service Agreement is being reviewed by Roth, Wyndam and PS Golf Club in which Wyndam and PS Golf Club will pay the PLPOA Maintenance crew for the mitigation work.

11. **Owner/Member comments:** T Frank thanked PLPOA for solar installation at mailbox cluster, L. Smith thanked board for actively engaging in mail box cluster move.

12. **Motion to Adjourn at 7:55 pm by King, 2nd Lundy. Unanimous.**

Respectfully submitted by:

Monty Whitman, Board Secretary

Candace Selk Barnes, Recording Secretary

INTEROFFICE MEMORANDUM

TO: ERICKA BAILEY

FROM: KATIE BENOIT
HEATHER LUNDY

SUBJECT: ACCOUNTING NOTES FOR APRIL 2025.

DATE: April 30, 2025

As of April 30, 2025, the Association has received \$1,680,025 or 82.3% of the total billed 2025 regular assessments of \$2,039,480. For the same period in 2024, the collections were approximately \$1,660,425 or 83.7% of the total of \$1,982,825 billed.

Certificates of Deposit as of April 30, 2025:

MATURITY	RATE	VALUE	FUND
5/22/2025	5.25%	\$100,000	Reserve
7/16/2025	4.15%	\$150,000	Capital
7/17/2025	4.2%	\$200,000	Reserve
7/21/2025	4.20%	\$50,000	Reserve
10/17/2025	4%	\$175,000	Reserve
10/22/2025	4%	\$150,000	Capital
10/24/2025	4%	\$75,000	Operating
12/19/2025	4.20%	\$35,000	Trails Reserve
1/15/2026	3.85%	\$125,000	Operating
1/22/2026	3.9%	\$175,000	Reserve
1/23/2026	3.95%	\$150,000	Capital
3/20/2026	4.10%	\$35,000	Trails Reserve
3/26/2026	3.75%	\$157,275	Reserve
9/11/2026	4.30%	\$35,000	Trails Reserve
12/18/2026	3.95%	\$35,000	Trails Reserve

DEPARTMENT OF PROPERTY AND ENVIRONMENT

MAY 2025, BOARD REPORT

By Larry D Lynch

1. **Lakes and Fisheries** – The lakes are in good condition, early spring and water temps in the mid to upper 50's. Some cooler temps and moisture the last couple of weeks have helped as well. The lakes were stocked in April with around 6000 pounds of 12-16 inch rainbow trout, and we also brought in some Brook trout at Hatcher Lake, around 1200 pounds. I expect some bass and crappie later this month, about 6 inches in size typically. The fishing has been outstanding for the past few weeks and I anticipate it will continue for the next couple of months. We have begun our early season aquatic weed and algae control applications, an early algaecide application at Lake Forest where we are seeing some Chara and filamentous algae coming in some of the shallow areas, a little copper algaecide applied. I plan to begin early season water milfoil control application in early May at light rates where indicated per plan. Boat ramps were graded and floating docks installed in April, and we should be in good shape going into May.
2. **DPE Projects** – The DPE crew has been busy the past weeks with weekly brush chipping operation at the shop, we've seen a steady stream of owners dropping off brush and limb material this spring, folks are a little concerned with the dry winter and possible fire activity later this summer; the crew also thinned a couple of greenbelt properties in April, heavy oak brush thinning at a tract in Highland Estates and Lake Forest Estates; spring grounds and lawn work; building some new raised garden beds at the Vista Community garden; new wood chips installed in the Vista Playground; and assisting with the community clean-up day in April. This month we plan to begin a landscaping project at the new parking lot at Rec Center and will be bringing in at least 12 trees, landscape fabric, wood chips and rock work along with installing drip irrigation. We were planning to paint crosswalks at all 20 locations this spring, but we were able to partner with the county to have their striping company to come in and do it at low cost.
3. **Greenbelt Thinning Operations** – We have received 2 bids so far for the proposed greenbelt mitigation project this year, treating the greenbelts to Colorado State Forest Service standards for Zone 2 and Zone 3, thinning understory brush fuels and tree removals where indicated to create more ideal spacing between trees and clumps of trees. There will be some fairly heavy tree removal requirements in a couple of the tracts, especially in the Lake Pagosa Park tracts where a couple hundred trees may come out, mostly smaller 10 inch diameter type trees that are very crowded. The tree trunks will be cut into manageable lengths where owners can come pick up the firewood for free. Tracts to be thinned are Tract 4, Chris Mt II- 34 acres; Tracts B and I, Trails – 53

acres; Tract B, Lake Forest Estates-11.6 acres; Tracts AA, G and H Lake Pagosa Park -19 acres.

4. **Noxious Weed Control** – I have begun annual noxious weed control efforts in the community, and have a short list so far of owners who have requested assistance on their property to control weeds. I also am working on weed control along the dams, around the lakes and facilities.
5. **Parks and Trails Plan** – I have been working with the Parks, Trails and Outdoor Recreation Committee and Davis Engineering to develop a draft updated plan of the Pagosa Lakes parks and Trails Master Plan originally created in 2013. The hope is to have a draft plan presented to the board for review at the regular June meeting. The plan includes recommended projects as ranked and scored by the committee for park and trail development in Pagosa Lakes in the coming years; a few of them are unfinished projects from the 2013 Master Plan, but also a few new ones. The draft plan will include project lists for both parks and trails, estimated costs and mapping of the proposed projects. There is limited real timeframes identified in the draft plan, it is simply in a draft state and the committee would be looking to the board for further guidance or direction this fall.



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

Attendance report for April	2025
Timeshare Sign Ins	3,669
Member Sign Ins	3,821
Total User Attendance	7,490
Programs and Activities Attendance	
All programs in Aerobics Room	95
Water Aerobics	78
Racquetball	87
Basketball	71
Lap Lane	934

Manager's Summary:

- The new cardio bikes have arrived. We have one new recumbent bike, two upright bikes and a coach bike. The coach bike has a 20% incline and 10% decline. You get the feeling of riding up and down a hill.
- I have been looking into fitness courts. These are fairly cheap and could give us some options for more programming outdoors. We can also have a structure built over the courts which would allow for more use during the colder months. These courts are also known as outdoor fitness parks or sometimes referred to as fitness zones, they are a new way to make physical activity accessible to community members
- Currently, I'm starting to price out new lockers for the locker rooms. Currently the lockers we have are starting to fall apart and most are very difficult to repair.
- I have met with Rec Committee and we would like to move forward with researching fitness courts. The rec is getting over crowded and we would like to offer alternative solutions to the issue.

Maintenance/Supervision:

- Most of the painting inside the rec center is completed. We have also painted the locker rooms, the pool hallway and will begin painting the pool area next week.
- We have begun minor landscaping projects, pulling weeds and fertilizing the lawn area. Next week, I will begin mowing.
- I have been having bat issues in the pool area. I have been working with Larry on how to handle the issue.

Programs:

- April Swim lessons have ended. We had 40 kids on the early spring program.
- The PLPOA Porpoises Swim team had their first swim meet in Durango, April 26-27. Being in the third year we have seen major growth and significant time drops. We are hoping to send a few swimmers to the summer state finals in Grand Junction.
- I have been working Theresa Snyder about putting together an adult program for people who have never done a triathlon. We will cater this program to our end of summer Triathlon at the rec center.
- We have started a new program called Geri-Actives. This group will meet on the 2nd Wednesday of each month for a potluck-style dinner with a guest speaker and entertainment. This group will also go to movies/theater shows, game nights, arts & crafts, bingo, and go to town events.
- Starting in late May, we will begin having beginner yoga classes outside. Also, Laura baily is putting together an outdoor boot camp for the summer. She will utilize the volleyball sand pit and basketball court. She is requesting a tire, sled and a slam ball.
- I have been working on a new program for younger kids who are interested in learning and competing in triathlons. I would run the program 3 days a week, covering swimming, biking, and running. After doing a little research, we have found competitions in nearby buy towns that will be hosting triathlons. We wouldn't necessarily be a team, but I can provide dates and times of these events so they can start competing.



April 2025 Department of Community Standards Report

Dear Board of Directors,

The Pagosa Lakes Property Owners Association's Department of Community Standards strives for compliance through engagement, education, and outreach methods, including Plus One Services – Above and Beyond Community Services, in conjunction with enforcement procedures as necessary.

A few updates:

Dumpster Day! WOW 🔄

Along with the PLPOA Department of Community Standards (DCS) staff and the PLPOA Department of Property and Environmental (DPE) Staff, in cooperation with Elite Recycling and Disposal, we were able to fill ten dumpsters compared to last year's seven dumpsters, despite the Main Archuleta County Landfill closing at noon, due to Good Friday and ultimately, we ran out of dumpsters. HUGE SUCCESS, as well as forming two lines, one for dumpster items, we also accepted pine needle bags, collected hundreds, and stocked piling for Table to Farm Compost.

Real Estate Education Day: Wednesday, May 21 at 1:00 PM

Local Realtor Education for PLPOA. Everything you need to know about buying or selling property in PLPOA. The General Manager, Allen Roth, will provide a brief overview of buying property in a POA, including deed-restricted titles, the hierarchy of governing documents, and an introduction to CC&Rs. Lifestyle and Communications Manager, Jenifer Pitcher, will demonstrate how to navigate the POA website and highlight its useful features, along with an overview of amenity access for property owners. Comptroller Heather Lundy from the Accounting Department will explain standard practices for property transfers, covering topics such as working with title companies, FSBO transactions, quit claim deeds, prorated annual assessments, and transfer fees. *The Community Standards Department Manager, Chris Simpson, and Staff will walk through the application and project permitting processes, land use codes, and how to locate property setbacks and understand deed restrictions.*

Property Owner Education is coming soon! Sometime in June, stay tuned...



Qualification Stormwater Manager (QSM) Certification -

The PLPOA DCS Inspectors passed the Qualified Stormwater Manager certification class. This course is directly related to the PLPOA Improvement Design Standards and Project Permit Process, Sections 3.2 Environmental Requirements and Standards, Sections 3.2 through 3.2.5, specifically 3.2.2 Silt Fencing and 3.2.4 Stormwater Runoff and Drainage Policy. Every aspect of a construction project is connected. Our property values and the waterways are crucial, and with our knowledge, we have the credibility to inspect and enforce construction projects. Here is a link to a few pictures. Great Job, Danny, and Luke!

Community Compliance is Happening! (In support of our Vision and Mission statement)

Community Compliance Inspections, by quadrants, have been assigned to the DCS Inspection team, and are underway—simple is genius! Whether in compliance or not, updated inventory statistics and detailed mapping will follow. An updated courtesy letter will be sent to those properties that are not compliant, and we will see if we can assist. *Quadrant One / Inspector One* - Pagosa Highlands, Lake Hatcher, Coyote Cove, and South Shore Estates. *Quadrant Two / Inspector Two* - Martinez Mountain Estates I, Martinez Mountain Estates II, Twin-creek Village, Lake Pagosa Park. *Quadrant Three / Inspector Three & DCS MGR* - Lake Forest Estates, Ranch Communities, North Village Lake, South Village Lake, Mallard Point, Eaton Estates, Capstone Village, Lakewood Village, Lakeview Estates, Ridgeview, Village Services, Central Core, Pagosa in the Pines I, Pagosa in the Pines II. *Quadrant Four/Inspector Four* - Chris Mountain Village, Pagosa Trails, Pagosa Vista, Meadows II, Meadows III, and Meadows IV. Often, we refer to the PLPOA Vision and Mission Statement as a reminder and focus - Pagosa Lakes is a covenant-controlled community comprised of over 6600 properties situated in 27 unique subdivisions encompassing 21 square miles. The San Juan National Forest of the beautiful Colorado Rocky Mountains surrounds us on three sides. The Pagosa Lakes Property Owners Association is a mixed-use planned development that consists mainly of single-family residential lots but also includes condominiums, townhouses, apartments, and commercial properties. ***Our Vision:*** To be the best POA in the state by enriching the lives of our residents, protecting property values, providing sound financial management, and creating a harmonious, well-maintained, and beautiful community. ***Our Mission:*** To protect property values, further, and promote community welfare, as well as protect and enhance the civic, social, and recreational interests of PLPOA Owners.

We perform inspections without targeting any individual community or properties. Again, through engagement, education, and an open dialogue, we can achieve compliance together. The DCS team will be out and about, saying hello, and is always happy to help in any way possible.



Community partnership list, not inclusive:

Archuleta County, Colorado—We met with the new building official, the Archuleta County Building Department, and they were productive. They agreed to foster cooperation and open communication through collaborative leadership, which includes all the Archuleta County Departments. This is a significant milestone!

Colorado 811

Colorado Department of Regulatory Agencies

Colorado Fire Wise Council (Wildfire Resiliency Code)

Community Associations Institute

Elite Recycling and Disposal

Habitat for Humanity

International Code Institute, Colorado Chapter

Make-A-Wish Colorado

Pagosa Springs Community Development Corporation

Pagosa Springs Contractors

Pagosa Springs Fire Protection District

Pagosa Springs Land Surveyors

Pagosa Area Water & Sanitation District

Wildfire Adapted Partnership, Archuleta County Program

Wildfire Partners, Boulder County

Applications, Permitting, and Construction Activities:

Along with referencing the ECC Liaison Report Monthly and YTD statistics, a few numbers stick out. Construction of new home SFR AND Modular Home YTD 17, Major Projects 14, Minor Projects 49, Written Request 50; Total Application Submissions 169, end of year projected total being 1,352. (323 more then 2024) and the continued growing Environmental Control Committee: 7 items were on the January 16th agenda, 15 items on the February 20th agenda, 12 items on the March 20th agenda, and 33 items on the April 17th agenda. The trend is upwards!



DCS New Team Staff:

Please welcome Holly Coleman, Administrative Assistant, and Steve Kelley, Seasonal Inspector.

Hi, I am Holly Coleman. I have been a proud resident of Pagosa Springs since 2020. I grew up in the DFW area of Texas and got here as soon as possible! With almost 30 years of experience in the service industry, I came here to run one of the breweries and have since worked alongside some of the best chefs in the area. I have spent the last few years building beautiful homes in a different trade. This has allowed me to meet so many amazing people. With that experience, I hope to be able to guide any of you through the whole permitting process easily.

In my free time, I enjoy spending time outdoors with my two dogs, Roxie and Oak, either enjoying the river, kayaking, hiking, or riding my bike during the summer. The winter months are spent snowboarding and going to the gym. Find your adventure is my motto, and I am so grateful these mountains are my playground. I am excited to have the opportunity to be out in the community and be a part of keeping Pagosa beautiful!





Hello, I am Steve Kelley.

After 45 years in construction management for large commercial, federal, and multifamily projects, I retired from Pagosa Springs with my wife, Jill, in the fall of 2021. I have spent these last few years skiing and fly fishing in the most fantastic place we have ever lived. Recently, PLPOA allowed me to work as a part-time inspector. Enjoying the great outdoors in a town of like-minded people has been a blessing while staying active in my chosen profession.



I am very proud to have such a dedicated, community-driven team!

Respectively,
SUBMITTED AS IS:
CS

Chris Simpson, Department of Community Standards Manager
Pagosa Lakes Property Owners Association

Pagosa Lakes Property Owners Association

May 8, 2025

Jenifer Pitcher

Lifestyle:

- *HOAi: getting more and more information in on my end, phone system integration has been initiated.*
- *Tech – plans to change over email and web host, cloud-based w/ server, move toward Microsoft or google platform May – July*
- *GARDEN – ALL BED RENTED, more beds on the horizon, food distribution beds turned and ready.*
- *Community effort with Healthy Archuleta's seed to super program*



- **Upcoming PLPOA events and happenings:**
 - **May 10 Flea market**
 - **May 19th Joint session**
 - **May 21st Realtor education**
 - **May 24 laser/light show...PLPOA/swim team fundraiser**
- **Spring/summer Newsletter**
 - Summer Newsletter Deadlines:
 - Commitment and payment: April. 20, 2024
 - Camera ready Ad and article contributions: May 11, 2024
 - Newsletter upload to printer: May 20, 2024
 - Newsletter set to mail out: May 27, 2024
- **Election**
 - May 12 – board application deadline
 - May 27 Certify members in good standing
 - June 6th annual meeting notification
 - June 26th Candidates forum
 - June 27th Ballots open
 - July 26th Annual Meeting, Ballots close, owner appreciation

MINUTES OF THE PARKS, TRAILS AND OUTDOOR RECREATION COMMITTEE MEETING

WEDNESDAY APRIL 23, 2025

Kurt Raymond, the committee chair called the meeting to order at 3 pm. Committee members present were Mr. Raymond, Russ Durrer, Ken Wilburt, Lisa Foss, Steve Chaney and Dennis Medina. Staff present was Larry Lynch, DPE Manager.

The minutes of the previous meeting were reviewed.

The committee discussed the initial Parks and Trails plan update that was distributed to the committee in early April and was based off committee recommendations for park and trail projects and priorities in the community for board consideration. Kurt recommended that the committee take a look at the prioritization schedule and that because some of the committee members were still fairly new that it would be a good idea for the committee to go back and analyze the projects and take one last opportunity to rank and score them based off the five criteria that were used in the 2013 Master Planning process. The committee agreed that this would be good timing, early in the draft phase to just go back and re-analyze the projects and rankings one last time. Lynch and Raymond were going to get an updated project spreadsheet to the committee to review.

The committee continued to review the draft plan and after much discussion decided to add a couple of short trail segments and one small park project to the proposed draft plan. An additional segment on the natural gas pipeline easement in Lakewood Village; a short connector trail on Piedra Road between Aspenglow Blvd and Cloudcap Avenue; and a trailhead parking area at Gate 4 on Coronado Cir.

The committee also discussed the newly acquired greenbelts and the 2 field trips the committee undertook in 2023 and 2024 to visit greenbelts with potential for future park and trail amenities. And while just a few are addressed in the 2025 updated draft plan for development (the Chris Mt II playground and trails, and the high pressure gas line trail through several subdivisions), the committee asked that the list of potential greenbelt tracts be indicated and identified in the plan.

The committee agreed that late May would be a good time frame to finish up the draft plan, and be able to submit it to the board at the June board meeting for review and comments.

The meeting was adjourned at 4:30 pm

2025 GREENBELT MITIGATION BIDS

DESIGNATED TRACTS	CONTRACTOR	BID PRICE
TRACT 4 CHRIS MTN II		
	Put Hill Customs LLC	\$35,000
	Vance & Bernard Tree Service LLC	\$17,000
TRACTS B & I PAGOSA TRAILS		
	Put Hill Customs LLC	\$45,000
	Vance & Bernard Tree Service LLC	\$19,000
TRACT AA & G - LAKE PAGOSA PARK		
	Put Hill Customs LLC	\$20,000
	Vance & Bernard Tree Service LLC	\$9,000
TRACT H - LAKE PAGOSA PARK		
	Put Hill Customs LLC	\$13,000
	Vance & Bernard Tree Service LLC	\$3,500
TRACT B - LAKE FOREST ESTATES		
	Put Hill Customs LLC	\$30,000
	Vance & Bernard Tree Service LLC	\$11,000
TOTAL BID ALL TRACTS	Put Hill Customs LLC	\$143,000
	Vance & Bernard Tree Service LLC	\$59,500

Petition to change PLPOA Bylaws

CURRENT WORDING

ARTICLE VIII COMMON INTEREST COMMUNITY PROPERTY

SECTION 1. Limitation on Capital Expenditure -

- (a) The Association is precluded from the purchase of real property or any capital expenditure in excess of 15% of total equity as determined by the most recent financial audit, unless a majority of the Members in Good Standing present a meeting of the Members in which a quorum is present, vote to approve. The Board of Directors may by a vote of a Supermajority of its directors a meeting of the Board where a quorum is present, approve the purchase of real property or any capital expenditure not to exceed 15% of total equity, as determined by the most recent financial audit.
- (b) The limitation set forth in Section 1(a) above shall not apply to a reserve expenditure, a budgeted expenditure or purchase (including one that may have been included in the budget for more than one year in anticipation of the expenditure), or the bidding on or the purchase of real property in any foreclosure action brought by the Association.

PROPOSED CHANGES

ARTICLE VIII COMMON INTEREST COMMUNITY PROPERTY

SECTION 1. Limitation on Capital Expenditure -

- (a) The Association is precluded from the purchase of real property or any capital expenditure in excess of ~~15% of total equity as determined by the most recent financial audit~~ **five-hundred thousand dollars (\$500,000.00), with an annual increase of the annualized Consumer Price Index (CPI), as published by the U.S. Bureau of Labor Statistics for December of the preceding year, plus one percent (1%)**, unless a majority of the Members in Good Standing present **at** a meeting of the Members in which a quorum is present, vote to approve. The Board of Directors may, by a vote of a Supermajority of its directors **at** a meeting of the Board where a quorum is present, approve the purchase of real property or any capital expenditure not to exceed ~~15% of total equity, as determined by the most recent financial audit~~ **five-hundred thousand dollars (\$500,000.00), with an annual increase of the annualized Consumer Price Index (CPI), as published by the U.S. Bureau of Labor Statistics for December of the preceding year, plus one percent (1%)**.
- (b) The limitation set forth in Section 1(a) above shall not apply to a reserve expenditure, a budgeted expenditure or purchase (including one that may have been included in the budget for more than one year in anticipation of the expenditure), or the bidding on or the purchase of real property in any foreclosure action brought by the Association.

RATIONALE:

- Before the Board spends significant sums of money on large capital projects, requiring the vote of the Membership will keep the Owners informed and assure the organization is making improvements that are in line with the Owners' needs and wants.
- With the current wording, "15% of total equity as determined by the most recent financial audit", the maximum limit that the Board can spend greatly increases each year. The more assets they approve and purchase or build, the higher the total equity rises. So 15% of a higher number gives them a higher expenditure limit.
- Example: Under the existing wording in the Bylaws, the Board can spend \$998,033 without a vote of the Owners. Had the gymnasium project passed, that limit would have risen to \$1,322,033. The proposed wording change would limit the Board's capital expenditure to \$500,000 (plus the cost of yearly inflation + 1%) without a vote which is a much more reasonable amount.

Signatures - only PLPOA Members in Good Standing should sign

	Signature	Address
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