



**Board of Directors Regular Meeting  
July 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**

**June 12, 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. There are 2 lot consolidation up for review**
- 8. Committee Reports:**
  - a. ECC Liaison Report June 2025 Meeting Minutes
- 9. Unfinished Business**
  - a. Parks & Trails Master Plan
  - b. LaPlata Electric Easement Request
- 10. New Business**
  - a. New Legislation – Collection Policy
  - b. County Maintenance of PLPOA Roads
  - c. Approval of the 2025 Annual Meeting Agenda
- 11. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 12. Adjournment**



**Board of Directors Regular Meeting**

**June 12, 2025 6pm**

**Pagosa Lakes Administration Building**

**MINUTES**

Board Attendees: Lars Schneider-President  
Sasha King-VP & Acting Secretary,  
Ericka Bailey-Treasurer  
Directors: Ben Garcia, Wade Lundy &  
Jonathan Turk  
Eric Johnson via ZOOM

Staff: Allen Roth- GM, Heather Lundy-CT  
Larry Lynch-DPE Mgr, Ryan Graham RA  
Chris Simpson DCS Mgr  
Jen Pitcher – Lifestyles

Recording Secretary- Candace Selk Barnes

**Owners/Guests:** J. Sams CDC, R. Berry, R & C Larson, L. Lee, D & T Frank, D. Medina

**Via Zoom:** L. Smith, S. Bomgaars, K. Benoit, S. Landreneau, other owners logging in /out throughout the evening

1. **Call to Order** at 6:05 pm by President Schneider
2. **Verification of Quorum** by Board VP & Acting Secretary King (appointed during Ex Sess)
  - a. Approval of Agenda – \*Motion to approve Agenda by King, 2<sup>nd</sup> Bailey. Passed
3. **Approval of the Minutes of May 8, 2025 Regular Meeting of the Board.** \*Motion to approve by Lundy, 2<sup>nd</sup> Bailey. Passed.
4. **Accept resignation of Monty Whitman & appointment of Board Member.** \*Motion to accept Whitman's resignation by King, 2<sup>nd</sup> by Lundy. Motion to appoint Jonathan Turk to Board of Directors to fill irregular vacancy with term ending 2027 by King, 2<sup>nd</sup> Garcia. Lively discussion followed motion regarding Boards' authority to appoint, Roth stated the By Laws are clear that the Board has the discretion to appoint new members. Six of the seven current Board Members had originally been appointed to fill irregular vacancies. Schneider reminded all attendees to be respectful of each other. New member Turk was introduced. Motion to appoint - Passed.
5. **Disclosures of Conflicts: NONE**
6. **CDC Power Point Presentation by Jeff Sams.** Update on Phase 1 – 10 homes built of which 4 have sold therefore Phase II (15 homes to be built) on hold until Phase 1 homes are sold. Owners R. Larson and R. Berry voiced their displeasure that CDC and/or Habitat homes have been constructed in their neighborhood.
7. **Owner/Member comments:** D. Frank questioned the 60 days for ballot items prior to annual meeting, Pitcher clarified the Bylaws clearly state that any proposed bylaw changes must be placed on the ballot by the Board no later 60 days. The Candidate Forum will be held June 26 at 6pm (owners encouraged to attend in person and via ZOOM, Forum will also be recorded and available for viewing on website. Ballots



distributed via email and snail mail June 27. Annual Meeting on Saturday July 26, 2025 beginning at 10 am. T. Frank questioned the need for closed door Executive Sessions and if a notice of items discussed could be made available. Owner P. Knudson questioned the reasoning behind no video or audio recording allowed. GM Roth replied “legal counsel recommended no recordings as they can be technically altered and distributed”. Owner S. Landreneau curious about board appointees not required to obtain owner signatures. Roth stated appointments to fill irregular vacancies are not the same as voting procedures to fill a regular term. **COMMENTS were stopped momentarily and President Schnieder requested that owner who was obviously recording meeting via Zoom to cease.** Then speaking as Owner; Schneider expressed his concern with County authorities stating Road and Bridge (R&B) is looking at no longer servicing roads within the PLPOA. Owner Larson disputed that comment. GM Roth shared he had met with County Mgr Harper and that the bottom line is the county is indeed researching no longer maintaining not only PLPOA roads but other subdivisions in Archuleta County. Owner Lee shared a recent conversation with R&B Supervisor Torrez about repaving Pines Drive - Masters in 2026. R&B funds at fiscal year end must be relinquished, not rolled over. Owner C. Larson expressed thoughts of non transparency by R&B over the years, Pitcher agreed that County R&B historically has not shared enough information.

#### **8. Staff Reports:**

- a. General Manager’s Report- as submitted by GM Roth, most will be covered under New Business.
- b. Treasurers Report- by Bailey. Stands as submitted. Expressed Heather is doing a great job.
- c. Department of Property & Environment Report- by Lynch as submitted only added Kid’s Fishing Derby coming up June 21 at Pagosa Lake.
- d. Department of Recreation Amenities Report- as submitted by Graham; pointed out usage had increased substantially since Memorial Day.
- e. Department of Community Standards Report – “As is” by Simpson.
- f. Lifestyle Report – Pitcher restated that Candidate Forum will be held in Vista Conference Room on June 26, ballots go out June 27<sup>th</sup> and the Annual Meeting is July 26 followed by Owner Appreciation BBQ.
  - i. Newsletter- Summer edition should be in or arriving soon to your mailbox containing the Notice & Call

\*Motion to accept Staff Reports as presented by King, 2<sup>nd</sup> Lundy. Owner D. Frank asked about Joint Meeting with County and status of MOU for proposed all purpose field. Roth replied County had cancelled and rescheduled for August. R. Berry asked if “launchers” could be installed at boat ramps, Lynch replied he’d look into it. Motion to accept reports; Unanimous.

9. **There is 1 lot consolidation up for review, county already approved; this is a formality.** \* Motion to approve consolidation by King, 2<sup>nd</sup> Lundy. Unanimous.

#### **10. Committee Reports:**

- a. ECC Liaison Report May 2025 Meeting Minutes-Board Liaison Lundy reported 273 applications received YTD and 270 have been approved.
- b. Parks and Trails Report-Lynch stated Committee has worked hard during the last year to update the 2013 Master Plan acknowledging most projects had been constructed/completed. Others to be rolled over and new projects identified and prioritized. The draft 2025 Master Plan was included in Board packet for review and any comments, suggestions may be sent to Roth.
- c. Youth Activities Committee update by Pitcher, meeting was held after the multipurpose Gymnasium failed to pass by Owner vote. Suggestion to combine the YAC and the Recreation Committee into one. GOCO grant fund process for construction of multipurpose natural turf field should begin soon. Owner Lee asked for cost difference between turf and artificial. \$520K earmarked for turf vs artificial estimates of \$900K -\$1.2 mil. Roth suggested Capitol Improvement plan be updated and priorities determined after annual meeting/board elections.
- d. Garden Committee per Pitcher – meets frequently during summer and members busy maintaining gardens.
- e. Recreation Committee – Board Liaison Schneider-new cardio equipment received, usable space being shifted around to accommodate, also electrical breakers are maxed out need to be upgraded.

\*Motion to accept Committee Reports as presented by Lundy, 2<sup>nd</sup> Bailey. Unanimous.

#### **11. Unfinished Business**

- a. Insurance Presentation by Brown & Brown – Q&A followed between representative and board members.
- Motion to obtain Umbrella Policy by King, 2<sup>nd</sup> Bailey. Unanimous.
- b. Settlement Agreement for South Village Lake Boat Ramp -GM Roth reported that after a year and a half in litigation with MTB for boat ramp access the issue has been resolved.
- Motion to approve the Settlement Agreement for a perpetual easement on South Village Lake Tract A and authorize the payment of \$180K to MTB as part of the Settlement Agreement and funds to be used for improvements on the easement per the agreement. All expenditures to come from the Capital Project Funds by Schneider, 2<sup>nd</sup> Lundy. Unanimous.

#### **12. New Business**

- a. LaPlata Electric Utility Easement Request – reported by GM Roth; LPEA proposes several greenbelt tracts with utility easements and running on Hatcher Lake shorelines be abandoned.



Legal is making changes to proposed request and final will be presented via email to Board or at the July meeting for approval.

- b. Clubhouse – Proposal for use of PLPOA Clubhouse as Command Center and/or Evacuation Center as an “uptown” option in an emergency.

\*Motion to approve agreement with Red Cross to using the PLPOA Clubhouse by Bailey, 2<sup>nd</sup> Garcia. Unanimous.

- c. New Legislation update by GM Roth. HB25-1043 will impact the PLPOA to rewrite the current Collection Policy to include “Owner Equity Protection offering information on counseling by October 1, 2025 to be in compliance.

13. **Owner/Member comments:** Owner D. Frank requested clarification on proposed By Law changes and the moving of \$520K in Capital. Money was never moved. Owner T Frank asked the Website Annual Minutes be updated. Owner R. Larson stated cleanup in the 2024 mitigation areas was not completed. Roth stated CO State certified wildfire mitigation inspector reviewed the site and reported it was completed according to all state guidelines. Owner T. Frank asked if subcommittee Meeting dates be available. Pitcher responded committees normally meet quarterly and that a flyer/handout will be available at the Annual Meeting.

14. **Motion to Adjourn at 8:47pm by Lundy, 2<sup>nd</sup> Bailey. Unanimous.**

**Respectfully submitted by:**

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**Sasha King VP & Acting Secretary**

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**Candace Selk Barnes, Recording Secretary**

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**INTEROFFICE MEMORANDUM**

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**TO:** ERICKA BAILEY

**FROM:** HEATHER LUNDY

**SUBJECT:** ACCOUNTING NOTES FOR JUNE 2025.

**DATE:** June 30, 2025

As of June 30, 2025, the Association has received \$1,950,035 or 95.61% of the total billed 2025 regular assessments of \$2,039,480. For the same period in 2024, the collections were approximately \$1,899,300 or 95.8% of the total of \$1,982,825 billed.

**Certificates of Deposit as of June 30, 2025:**

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

# Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 6/30/2025

Assets	Operating	Capital	Reserve	Total
<b>Current Assets</b>				
10000 - Petty Cash	\$951.60			\$951.60
10500 - Cash-TBK Operating	\$311,248.09			\$311,248.09
10510 - TBK - HRA Money Market	\$18,434.52			\$18,434.52
11540 - First Citizens Bank Operating	\$44,909.06			\$44,909.06
11541 - First Citizens Bank Sweep - Operating	\$1,056,974.55			\$1,056,974.55
12100 - Edward Jones Operating	\$77,822.36			\$77,822.36
12110 - Edward Jones Emergency Fund	\$152,042.24			\$152,042.24
12200 - Edward Jones Capital Improvement		\$725,021.67		\$725,021.67
13820 - Edward Jones Reserves			\$951,750.94	\$951,750.94
13841 - First Citizens Bank Reserves - CDARS			\$158,754.00	\$158,754.00
13850 - Edward Jones Trails Maintenance Reserves			\$166,077.62	\$166,077.62
14000 - Accounts Receivable	\$166,978.79			\$166,978.79
14900 - Allowance for Doubtful Accounts	(\$23,260.34)			(\$23,260.34)
15100 - Accts Rec.-Employee Dep Health	\$1,276.37			\$1,276.37
15200 - Accts Rec.-Prepaid Legal	\$14.45			\$14.45
15300 - Accts Rec.-Supplemental Health	\$726.42			\$726.42
15500 - Interfund-Due To/Due From	\$2,721.40			\$2,721.40
16000 - Prepaid Expenses	\$34,191.28			\$34,191.28
<b>Total Current Assets</b>	<b>\$1,845,030.79</b>	<b>\$725,021.67</b>	<b>\$1,276,582.56</b>	<b>\$3,846,635.02</b>
<b>Fixed Assets</b>				
18500 - Land: Admin-Shop-Rec Center	\$506,377.38			\$506,377.38
18510 - Building	\$4,043,373.66			\$4,043,373.66
18520 - Equipment	\$899,603.12			\$899,603.12
18530 - Lakes	\$425,755.37			\$425,755.37
18540 - Improvements	\$1,585,187.24			\$1,585,187.24

# Pagosa Lakes Property Owners Association, Inc

Balance Sheet as of 6/30/2025

19900 - Accumulated Depreciation	(\$3,594,282.30)			(\$3,594,282.30)
<b>Total Fixed Assets</b>	<b>\$3,866,014.47</b>			<b>\$3,866,014.47</b>
<b>Total Assets</b>	<b>\$5,711,045.26</b>	<b>\$725,021.67</b>	<b>\$1,276,582.56</b>	<b>\$7,712,649.49</b>
<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Capital</b>	<b>Reserve</b>	<b>Total</b>
<b>Current Liabilities</b>				
20000 - Accounts Payable	\$202,641.72		\$7,134.93	\$209,776.65
20100 - Accrued Expenses	\$68,206.33			\$68,206.33
21000 - HRA Liability	\$18,433.98			\$18,433.98
22000 - Prepaid Assessments	\$21,106.04			\$21,106.04
23000 - Contract Liability	\$166,127.74			\$166,127.74
25000 - Other Current Liabilities	(\$3,580.49)			(\$3,580.49)
27100 - Pension	(\$0.02)			(\$0.02)
<b>Total Current Liabilities</b>	<b>\$472,935.30</b>		<b>\$7,134.93</b>	<b>\$480,070.23</b>
<b>Equity</b>				
30000 - Investment in property and equipment, net	\$4,005,961.65			\$4,005,961.65
31000 - Funds Transfer	(\$125,000.00)	\$125,000.00		-
32000 - Retained Earnings-Operating	\$483,123.35	(\$57,314.22)	(\$176,677.44)	\$249,131.69
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	\$874,024.96	\$121,858.26	\$281,044.41	\$1,276,927.63
<b>Total Equity</b>	<b>\$5,238,109.96</b>	<b>\$725,021.67</b>	<b>\$1,269,447.63</b>	<b>\$7,232,579.26</b>
<b>Total Liabilities / Equity</b>	<b>\$5,711,045.26</b>	<b>\$725,021.67</b>	<b>\$1,276,582.56</b>	<b>\$7,712,649.49</b>



# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Admin Service Income							
40000 - Association Dues-Regular	435.00	-	435.00	2,041,405.86	2,042,830.00	(1,424.14)	2,042,830.00
40010 - Association Dues-Timeshare	-	-	-	318,585.00	330,645.00	(12,060.00)	330,645.00
40020 - Association Dues-STR	1,340.00	-	1,340.00	277,715.00	270,000.00	7,715.00	270,000.00
40100 - Funds Transfer-General Reserves	-	-	-	(477,570.00)	(477,570.00)	-	(477,570.00)
40110 - Funds Transfer-Trails Maintenance Reserve	-	-	-	-	(58,900.00)	58,900.00	(58,900.00)
40200 - Funds Transfer-Capital Improvement	-	-	-	(329,427.00)	(329,427.00)	-	(329,427.00)
40300 - Assessments-Uncollectible	-	-	-	(475.00)	(15,000.00)	14,525.00	(15,000.00)
40400 - Carry Forward	-	-	-	-	100,000.00	(100,000.00)	100,000.00
40500 - Late Charges	(123.92)	-	(123.92)	28,619.88	30,000.00	(1,380.12)	30,000.00
40600 - Other Income-Lien Fees	-	-	-	-	-	-	7,000.00
40700 - Delinquent Postage Fees	2,082.24	208.33	1,873.91	2,091.88	1,249.98	841.90	2,500.00
41000 - Lot Consolidation Fee	1,675.00	1,666.67	8.33	9,850.00	10,000.02	(150.02)	20,000.00
41010 - Other Income-Transfer Fees	6,300.00	5,000.00	1,300.00	34,200.00	30,000.00	4,200.00	60,000.00
41020 - Other Income-Misc	-	-	-	2,001.00	-	2,001.00	-
41250 - Credit card expense payment	-	-	-	-	100.00	(100.00)	100.00
41500 - Gain/Loss on Asset	-	-	-	15,000.00	-	15,000.00	-
41900 - Interest - Operating	775.81	2,083.33	(1,307.52)	5,599.65	12,499.98	(6,900.33)	25,000.00
Total Admin Service Income	12,484.13	8,958.33	3,525.80	1,927,596.27	1,946,427.98	(18,831.71)	2,007,178.00
Community Standards Income							
42000 - Filing Fee	1,690.00	926.00	764.00	7,448.00	7,842.00	(394.00)	13,500.00
42010 - Review & Inspect Fee	12,780.00	7,888.00	4,892.00	66,180.00	66,814.00	(634.00)	115,000.00
42100 - DCS Fines	-	333.33	(333.33)	-	1,999.98	(1,999.98)	4,000.00
42300 - Community Enhancement	-	273.00	(273.00)	-	2,321.00	(2,321.00)	4,000.00
Total Community Standards Income	14,470.00	9,420.33	5,049.67	73,628.00	78,976.98	(5,348.98)	136,500.00
Property & Environment Income							
44000 - Fishing Permits	39,758.97	14,250.00	25,508.97	111,030.51	85,500.00	25,530.51	171,000.00
44010 - Boat Permits	3,930.00	1,375.00	2,555.00	13,230.00	8,250.00	4,980.00	16,500.00
44100 - Weed Control	-	58.33	(58.33)	-	349.98	(349.98)	700.00
44200 - Property/Environment-Fines	-	41.67	(41.67)	-	250.02	(250.02)	500.00
44300 - Other-DPE (Seed/Fertilizer)	946.00	625.00	321.00	6,170.00	3,750.00	2,420.00	7,500.00
Total Property & Environment Income	44,634.97	16,350.00	28,284.97	130,430.51	98,100.00	32,330.51	196,200.00
Community Lifestyle Income							
46000 - Community Activities & Events Income	-	500.00	(500.00)	467.08	1,400.00	(932.92)	4,000.00
46100 - Newsletter Advertising	325.00	-	325.00	1,722.94	2,000.00	(277.06)	8,000.00
46200 - Rent-Clubhouse	2,785.00	1,200.00	1,585.00	7,136.00	4,272.00	2,864.00	9,000.00
46210 - Kitchen Rental	-	200.00	(200.00)	-	200.00	(200.00)	600.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

Current Period				Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
46220 - Accessory Rental- Stage & Sound	-	8.33	(8.33)	-	49.98	(49.98)	100.00
46230 - Clubhouse Cleaning	300.00	300.00	-	300.00	300.00	-	900.00
46300 - Vista Garden Income	-	208.33	(208.33)	130.00	1,249.98	(1,119.98)	2,500.00
Total Community Lifestyle Income	3,410.00	2,416.66	993.34	9,756.02	9,471.96	284.06	25,100.00

### Recreation Amenities Income

48000 - PLPOA Members-Amenities	40,738.00	29,000.00	11,738.00	199,470.00	205,000.00	(5,530.00)	366,954.00
48200 - Timeshare Owners-Amenities	-	-	-	126,760.00	126,760.00	-	253,520.00
48300 - Sponsored Events/Programs	580.00	2,688.00	(2,108.00)	6,982.03	12,566.00	(5,583.97)	20,500.00
48400 - Rental Income	298.00	291.67	6.33	1,538.50	1,750.02	(211.52)	3,500.00
48500 - Retail	24.71	166.67	(141.96)	422.58	1,000.02	(577.44)	2,000.00
48600 - Pagosa Springs Porpoises Swim Revenue	814.00	395.83	418.17	9,818.00	2,374.98	7,443.02	4,750.00
48700 - Swim Lesson Revenue	3,080.00	541.67	2,538.33	7,535.00	3,250.02	4,284.98	6,500.00
48800 - Youth/Event Programs	475.00	-	475.00	535.00	-	535.00	-
<b>Total Recreation Amenities Income</b>	<b>46,009.71</b>	<b>33,083.84</b>	<b>12,925.87</b>	<b>353,061.11</b>	<b>352,701.04</b>	<b>360.07</b>	<b>657,724.00</b>
<b>Total Operating Income</b>	<b>121,008.81</b>	<b>70,229.16</b>	<b>50,779.65</b>	<b>2,494,471.91</b>	<b>2,485,677.96</b>	<b>8,793.95</b>	<b>3,022,702.00</b>

### Operating Expense

#### Admin Service Expense

50000 - Payroll-Admin	31,469.66	36,267.17	4,797.51	209,253.99	217,603.02	8,349.03	435,206.00
50010 - Payroll-Overtime-Admin	-	41.67	41.67	250.67	250.02	(.65)	500.00
50020 - Payroll Taxes-Admin	2,741.98	3,250.00	508.02	19,155.26	19,500.00	344.74	39,000.00
50100 - Health Insurance-Admin	5,367.44	6,041.67	674.23	32,786.20	36,250.02	3,463.82	72,500.00
50110 - Dental Insurance-Admin	284.64	391.67	107.03	2,555.84	2,350.02	(205.82)	4,700.00
50120 - Vision Insurance-Admin	21.15	58.33	37.18	317.43	349.98	32.55	700.00
50130 - Retirement-Admin	1,718.89	1,958.33	239.44	11,732.27	11,749.98	17.71	23,500.00
50140 - HRA-Health Reimbursement-Admin	1,200.00	1,800.00	600.00	10,800.00	10,800.00	-	21,600.00
50150 - Insurance-Workers Comp-Admin	154.37	166.67	12.30	899.59	1,000.02	100.43	2,000.00
50160 - Life Insurance-All	173.21	216.67	43.46	1,142.76	1,300.02	157.26	2,600.00
50190 - Payroll-Paychex	1,186.45	1,083.33	(103.12)	5,855.50	6,499.98	644.48	13,000.00
50195 - Misc (Admin Cafeteria Plan)	209.00	141.67	(67.33)	1,601.00	850.02	(750.98)	1,700.00
50200 - Office Supplies	537.91	558.33	20.42	1,585.17	3,349.98	1,764.81	6,700.00
50250 - Software Expense	3,693.48	2,375.00	(1,318.48)	18,712.28	14,250.00	(4,462.28)	28,500.00
50251 - Office Equip Repair/Tech Help	939.35	1,166.67	227.32	5,988.92	7,000.02	1,011.10	14,000.00
50260 - Equipment Leases	-	266.67	266.67	50.64	1,600.02	1,549.38	3,200.00
50300 - Postage	3,670.14	1,125.00	(2,545.14)	8,343.69	6,750.00	(1,593.69)	13,500.00
50310 - Admin Copier	-	41.67	41.67	-	250.02	250.02	500.00
50320 - Copies/Printing	-	41.67	41.67	-	250.02	250.02	500.00
50400 - Dues & Fees	394.00	125.00	(269.00)	1,042.90	750.00	(292.90)	1,500.00
50410 - Education-Seminars	-	708.33	708.33	3,628.45	4,249.98	621.53	8,500.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50420 - Subscriptions	-	33.33	33.33	148.59	199.98	51.39	400.00
50500 - Gas/Mileage	-	25.00	25.00	-	150.00	150.00	300.00
50700 - Board Meetings/Discretionary	175.25	108.33	(66.92)	495.95	649.98	154.03	1,300.00
50710 - Online Elections	-	-	-	11,096.18	-	(11,096.18)	10,000.00
50900 - Misc. & Contingency	620.91	83.33	(537.58)	1,171.65	499.98	(671.67)	1,000.00
50950 - Advertisement	198.70	100.00	(98.70)	457.30	600.00	142.70	1,200.00
51000 - Audit	-	2,333.33	2,333.33	-	13,999.98	13,999.98	28,000.00
51100 - Legal	4,490.52	4,166.67	(323.85)	25,589.87	25,000.02	(589.85)	50,000.00
51101 - Legal - billed	-	(1,250.00)	(1,250.00)	(1,544.00)	(7,500.00)	(5,956.00)	(15,000.00)
51200 - Legal-Collections	200.00	3,750.00	3,550.00	6,434.93	22,500.00	16,065.07	45,000.00
51201 - Legal-Collections-billed	(429.76)	(2,916.67)	(2,486.91)	(5,691.86)	(17,500.02)	(11,808.16)	(35,000.00)
51500 - Property Taxes	-	166.67	166.67	3,110.82	1,000.02	(2,110.80)	2,000.00
51510 - Income Tax	-	34.75	34.75	3,207.00	208.50	(2,998.50)	417.00
52000 - Insurance Deductibles	-	83.33	83.33	-	499.98	499.98	1,000.00
52010 - Master Insurance	8,458.34	-	(8,458.34)	56,681.34	80,000.00	23,318.66	100,995.00
53000 - Bank Charges	14.40	25.00	10.60	(70.60)	150.00	220.60	300.00
53010 - Credit Card Charges - Admin	-	333.33	333.33	4,802.64	1,999.98	(2,802.66)	4,000.00
53020 - Returned Checks	-	8.33	8.33	-	49.98	49.98	100.00
Total Admin Service Expense	67,490.03	64,910.25	(2,579.78)	441,592.37	469,461.50	27,869.13	889,918.00
Community Standards Expense							
60000 - Payroll-DCS	27,012.78	28,912.50	1,899.72	163,039.00	173,475.00	10,436.00	346,950.00
60010 - Payroll-Overtime-DCS	34.82	166.67	131.85	1,930.91	1,000.02	(930.89)	2,000.00
60020 - Payroll Taxes-DCS	2,356.50	2,583.33	226.83	15,125.72	15,499.98	374.26	31,000.00
60100 - Health Insurance-DCS	4,630.13	5,375.00	744.87	28,373.59	32,250.00	3,876.41	64,500.00
60110 - Dental Insurance-DCS	422.60	416.67	(5.93)	2,472.35	2,500.02	27.67	5,000.00
60120 - Vision Insurance-DCS	53.40	54.17	.77	310.99	325.02	14.03	650.00
60130 - Retirement-DCS	612.06	1,166.67	554.61	4,410.53	7,000.02	2,589.49	14,000.00
60140 - HRA-Health Reimbursement-DCS	1,600.00	1,600.00	-	11,000.00	9,600.00	(1,400.00)	19,200.00
60150 - Insurance-Workers Comp-DCS	179.15	375.00	195.85	2,033.65	2,250.00	216.35	4,500.00
60200 - Office/Field Supplies/Expenses	2,509.51	333.33	(2,176.18)	4,662.28	1,999.98	(2,662.30)	4,000.00
60230 - Uniforms	639.06	47.00	(592.06)	639.06	247.00	(392.06)	500.00
60310 - DCS Copier	493.06	562.50	69.44	3,864.57	3,375.00	(489.57)	6,750.00
60320 - Printing Decs & Maps	-	83.33	83.33	139.86	499.98	360.12	1,000.00
60410 - Professional Fees	744.00	41.67	(702.33)	744.00	250.02	(493.98)	500.00
60430 - Training	-	116.67	116.67	3,835.77	700.02	(3,135.75)	1,400.00
60500 - DCS Vehicle Gas	230.65	225.00	(5.65)	983.87	1,350.00	366.13	2,700.00
60530 - Vehicle Exp-Sport S 63	-	70.83	70.83	512.69	424.98	(87.71)	850.00
60540 - Vehicle Exp-Sport SL 29	-	70.83	70.83	410.60	424.98	14.38	850.00
60700 - ECC Expenses	20.90	75.00	54.10	129.51	450.00	320.49	900.00
60900 - Contingency	33.00	47.00	14.00	124.56	247.00	122.44	500.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60910 - Capital Expenditures	-	125.00	125.00	72.43	750.00	677.57	1,500.00
60930 - Community Enhancement	18,351.50	5,000.00	(13,351.50)	30,086.55	28,000.00	(2,086.55)	65,000.00
Total Community Standards Expense	59,923.12	47,448.17	(12,474.95)	274,902.49	282,619.02	7,716.53	574,250.00
Property & Environment Expense							
61000 - Payroll-DPE	25,455.69	26,989.58	1,533.89	151,498.71	161,937.48	10,438.77	323,875.00
61010 - Payroll-Overtime-DPE	149.97	416.67	266.70	874.14	2,500.02	1,625.88	5,000.00
61020 - Payroll Taxes-DPE	2,230.61	2,608.33	377.72	13,958.09	15,649.98	1,691.89	31,300.00
61100 - Health Insurance-DPE	3,299.26	3,416.67	117.41	19,695.56	20,500.02	804.46	41,000.00
61110 - Dental Insurance-DPE	323.32	353.75	30.43	1,939.92	2,122.50	182.58	4,245.00
61120 - Vision Insurance-DPE	45.17	58.33	13.16	316.19	349.98	33.79	700.00
61130 - Retirement-DPE	1,390.22	1,500.00	109.78	9,007.78	9,000.00	(7.78)	18,000.00
61140 - HRA-Health Reimbursement-DPE	800.00	800.00	-	5,600.00	4,800.00	(800.00)	9,600.00
61150 - Insurance-Workers Comp-DPE	269.77	625.00	355.23	4,022.75	3,750.00	(272.75)	7,500.00
61200 - Office/Field Supplies	32.05	33.33	1.28	162.17	199.98	37.81	400.00
61210 - Tools, Supplies Expense	612.85	666.67	53.82	2,690.86	4,000.02	1,309.16	8,000.00
61220 - Janitorial Supplies	213.48	291.67	78.19	755.85	1,750.02	994.17	3,500.00
61230 - Uniforms	464.71	125.00	(339.71)	696.55	750.00	53.45	1,500.00
61240 - Admin Office Cleaning	-	141.67	141.67	621.00	850.02	229.02	1,700.00
61350 - Enforcement/Signage	-	979.58	979.58	1,044.58	5,877.48	4,832.90	11,755.00
61351 - Roadside Cleanup/Adopt a Street	-	8.33	8.33	108.32	49.98	(58.34)	100.00
61352 - Signage	-	145.83	145.83	124.83	874.98	750.15	1,750.00
61410 - Seminars/Training/CE	-	125.00	125.00	51.89	750.00	698.11	1,500.00
61500 - Vehicle-Gas	586.87	1,250.00	663.13	2,725.61	7,500.00	4,774.39	15,000.00
61510 - Dept Auto #1/2011 Toyota P/U	-	83.33	83.33	102.10	499.98	397.88	1,000.00
61530 - Dept Auto #3/06 Ford	74.82	250.00	175.18	214.73	1,500.00	1,285.27	3,000.00
61540 - Dept Auto #4/2013 Ford Truck	297.20	125.00	(172.20)	1,896.03	750.00	(1,146.03)	1,500.00
61550 - Dept Auto #5/2018 Ford F-350	-	125.00	125.00	274.39	750.00	475.61	1,500.00
61560 - Dept Auto #6/20 Chevy Silverado	-	125.00	125.00	489.65	750.00	260.35	1,500.00
61570 - Dept Auto #7/2020 Chevy Colo P/U	-	125.00	125.00	206.16	750.00	543.84	1,500.00
61580 - Kubota Tractor 201	-	41.67	41.67	-	250.02	250.02	500.00
61590 - Kubota Tractor 2014	467.18	208.33	(258.85)	659.51	1,249.98	590.47	2,500.00
61592 - Kubota Tractor 2022	538.76	208.33	(330.43)	538.76	1,249.98	711.22	2,500.00
61600 - Facilities Maintenance	237.25	708.33	471.08	2,806.31	4,249.98	1,443.67	8,500.00
61601 - Equipment Maintenance	159.97	375.00	215.03	285.79	2,250.00	1,964.21	4,500.00
61602 - Trailer Maintenance	-	83.33	83.33	40.27	499.98	459.71	1,000.00
61603 - Boating Improvements	569.63	1,000.00	430.37	569.63	3,000.00	2,430.37	5,000.00
61604 - Lakes Fisheries & Parks/Repair & Maint	596.68	750.00	153.32	4,213.64	4,500.00	286.36	9,000.00
61605 - Fence Maint & Construction	28.83	166.67	137.84	28.83	1,000.02	971.19	2,000.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61606 - Parks & Trails Expense	2,467.63	500.00	(1,967.63)	5,525.05	3,000.00	(2,525.05)	6,000.00
61610 - Consulting	-	208.33	208.33	-	1,249.98	1,249.98	2,500.00
61611 - Engineering/Survey	-	291.67	291.67	5,265.50	1,750.02	(3,515.48)	3,500.00
61620 - Fire Mitigation	813.65	1,916.67	1,103.02	7,826.00	11,500.02	3,674.02	23,000.00
61630 - Grass Seed/Fertilizer	2,247.94	666.67	(1,581.27)	5,667.94	4,000.02	(1,667.92)	8,000.00
61631 - Insect, Disease & Noxious Weeds	242.39	500.00	257.61	242.39	1,500.00	1,257.61	2,500.00
61632 - Water Quality Testing	-	83.33	83.33	-	499.98	499.98	1,000.00
61633 - Weeds & Algae Control	10,678.95	2,250.00	(8,428.95)	18,370.27	13,500.00	(4,870.27)	27,000.00
61640 - Porta Potties	135.20	250.00	114.80	811.20	1,500.00	688.80	3,000.00
61642 - PO Cluster Boxes	-	500.00	500.00	6,000.00	3,000.00	(3,000.00)	6,000.00
61645 - Pumping Services	-	125.00	125.00	-	750.00	750.00	1,500.00
61800 - Kids Fishing Derby & Events	110.23	83.33	(26.90)	110.23	499.98	389.75	1,000.00
61900 - Misc & Contingency	-	8.33	8.33	-	49.98	49.98	100.00
61910 - Common Area Improvements-Repairs-Equip	-	291.67	291.67	-	1,750.02	1,750.02	3,500.00
61960 - Stocking & Food Chain	7,775.00	25,000.00	17,225.00	96,310.00	54,000.00	(42,310.00)	119,000.00
Total Property & Environment Expense	63,315.28	77,585.40	14,270.12	374,349.18	365,012.40	(9,336.78)	739,525.00
Community Lifestyle Expense							
62250 - Website-Front Steps	657.17	333.33	(323.84)	2,107.54	1,999.98	(107.56)	4,000.00
62320 - Newsletter Prep/Printing/Postage	5,211.63	-	(5,211.63)	19,509.45	16,000.00	(3,509.45)	32,000.00
62800 - Community Activities & Events	1,480.92	300.00	(1,180.92)	2,134.28	1,800.00	(334.28)	23,739.00
62810 - Clubhouse Rental Expense	-	41.67	41.67	-	250.02	250.02	500.00
62820 - Facilities-Clubhouse	-	291.67	291.67	1,605.62	1,750.02	144.40	3,500.00
62830 - Clubhouse Cleaning Expense	-	125.00	125.00	-	750.00	750.00	1,500.00
62840 - Landscaping Clubhouse	-	62.50	62.50	-	375.00	375.00	750.00
62940 - Community Garden	222.33	333.33	111.00	1,502.46	1,999.98	497.52	4,000.00
Total Community Lifestyle Expense	7,572.05	1,487.50	(6,084.55)	26,859.35	24,925.00	(1,934.35)	69,989.00
Recreation Amenities Expense							
63000 - Payroll-DRA	29,265.68	30,875.00	1,609.32	173,815.97	185,250.00	11,434.03	370,500.00
63010 - Payroll-Overtime-DRA	25.88	62.50	36.62	120.76	375.00	254.24	750.00
63020 - Payroll Taxes-DRA	2,552.04	2,791.67	239.63	15,922.97	16,750.02	827.05	33,500.00
63100 - Health Insurance-DRA	2,039.64	2,625.00	585.36	12,137.84	15,750.00	3,612.16	31,500.00
63110 - Dental Insurance-DRA	225.19	250.00	24.81	1,351.14	1,500.00	148.86	3,000.00
63120 - Vision Insurance-DRA	43.28	50.00	6.72	306.73	300.00	(6.73)	600.00
63130 - Retirement-DRA	818.21	1,000.00	181.79	5,064.34	6,000.00	935.66	12,000.00
63140 - HRA-Health Reimbursement-DRA	600.00	800.00	200.00	4,200.00	4,800.00	600.00	9,600.00
63150 - Insurance-Workers Comp-DRA	261.71	208.33	(53.38)	1,716.01	1,249.98	(466.03)	2,500.00
63200 - Supplies-Building	633.33	916.67	283.34	3,975.32	5,500.02	1,524.70	11,000.00
63210 - Supplies-Programs	247.49	750.00	502.51	1,069.80	4,500.00	3,430.20	9,000.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63220 - Janitorial/Housekeeping	413.72	166.67	(247.05)	1,042.51	1,000.02	(42.49)	2,000.00
63230 - Uniforms	-	200.00	200.00	-	600.00	600.00	1,000.00
63250 - EZ Facility Software	640.84	583.33	(57.51)	3,845.04	3,499.98	(345.06)	7,000.00
63251 - Tech Help	-	83.33	83.33	-	499.98	499.98	1,000.00
63255 - Credit Card Fees - Rec Center	1,358.92	1,583.33	224.41	6,442.71	9,499.98	3,057.27	19,000.00
63320 - Office Supplies/Printing	218.17	250.00	31.83	789.71	1,500.00	710.29	3,000.00
63400 - Dues/Subscriptions	384.10	41.67	(342.43)	527.35	250.02	(277.33)	500.00
63410 - Seminars/Training	148.00	550.00	402.00	483.55	1,100.00	616.45	2,200.00
63500 - Business Mileage	-	20.83	20.83	-	124.98	124.98	250.00
63600 - Maintenance Building	701.73	1,666.67	964.94	4,433.58	10,000.02	5,566.44	20,000.00
63601 - Maintenance-Grounds & Parking	328.42	333.33	4.91	683.84	1,999.98	1,316.14	4,000.00
63602 - Maintenance-Pool	1,583.76	1,833.33	249.57	3,243.98	10,999.98	7,756.00	22,000.00
63800 - Pagosa Springs Porpoises Swim	3,214.55	375.00	(2,839.55)	5,642.23	2,250.00	(3,392.23)	4,500.00
63810 - Swim Lesson Expense	1,330.00	395.83	(934.17)	1,810.00	2,374.98	564.98	4,750.00
63900 - Misc & Contingency	-	41.67	41.67	-	250.02	250.02	500.00
63910 - Non Capital Equipment Replacement	-	416.67	416.67	539.83	2,500.02	1,960.19	5,000.00
63920 - Merchandise	182.56	125.00	(57.56)	198.74	750.00	551.26	1,500.00
64010 - Utilities-Gas Rec	4,438.94	3,758.33	(680.61)	20,264.41	22,549.98	2,285.57	45,100.00
64020 - Utilities-Electric Rec	4,579.94	3,616.67	(963.27)	19,609.31	21,700.02	2,090.71	43,400.00
64030 - Utilities-Water Rec	1,090.59	708.33	(382.26)	5,155.75	4,249.98	(905.77)	8,500.00
64040 - Utilities-Waste Control Rec	165.36	175.00	9.64	992.16	1,050.00	57.84	2,100.00
64050 - Irrigation Water Rec	16.55	125.00	108.45	16.55	750.00	733.45	1,500.00
64060 - Utilities-Alarm Rec	-	291.67	291.67	1,074.05	1,750.02	675.97	3,500.00
64070 - Utilities-TV-Telephone Rec	120.36	250.00	129.64	1,280.28	1,500.00	219.72	3,000.00
Total Recreation Amenities Expense	57,628.96	57,920.83	291.87	297,756.46	344,724.98	46,968.52	689,250.00
Utilities Expense							
70010 - Gas Admin	84.80	216.67	131.87	1,145.12	1,300.02	154.90	2,600.00
70020 - Electric Admin	265.70	393.33	127.63	1,963.04	2,359.98	396.94	4,720.00
70030 - Water Admin	217.41	291.67	74.26	628.16	1,750.02	1,121.86	3,500.00
70040 - Waste Control Admin	236.70	200.00	(36.70)	1,255.34	1,200.00	(55.34)	2,400.00
71010 - Gas Shop	46.36	208.33	161.97	1,173.36	1,249.98	76.62	2,500.00
71020 - Electric Shop	69.40	183.33	113.93	706.59	1,099.98	393.39	2,200.00
71030 - Water Shop	85.69	91.67	5.98	496.44	550.02	53.58	1,100.00
71040 - Waste Shop	146.28	166.67	20.39	739.68	1,000.02	260.34	2,000.00
72010 - Gas Clubhouse	152.02	375.00	222.98	2,134.43	2,250.00	115.57	4,500.00
72020 - Electric Clubhouse	119.79	208.33	88.54	801.76	1,249.98	448.22	2,500.00
72030 - Water Clubhouse	181.47	250.00	68.53	592.22	1,500.00	907.78	3,000.00
73000 - Cellular Phones	182.45	312.50	130.05	2,311.92	1,875.00	(436.92)	3,750.00
73010 - Telephone-All Depts Except Rec	360.05	416.67	56.62	2,160.62	2,500.02	339.40	5,000.00
74000 - Street Lights	135.14	166.67	31.53	810.84	1,000.02	189.18	2,000.00

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
74010 - Water Other Assoc Lots	-	416.67	416.67	428.87	2,500.02	2,071.15	5,000.00
74020 - Aerator	29.55	666.67	637.12	3,883.59	4,000.02	116.43	8,000.00
74030 - Internet	296.86	416.67	119.81	2,205.33	2,500.02	294.69	5,000.00
Total Utilities Expense	2,609.67	4,980.85	2,371.18	23,437.31	29,885.10	6,447.79	59,770.00
Reserve Expense							
84023 - Replace Mailbox - Reserves	-	-	-	211.66	-	(211.66)	-
84039 - Replace DPE vehicle	1,338.13	-	(1,338.13)	1,338.13	-	(1,338.13)	-
Total Reserve Expense	1,338.13	-	(1,338.13)	1,549.79	-	(1,549.79)	-
Capital Improvement Expense							
95013 - SVL Boat Ramp	180,000.00	-	(180,000.00)	180,000.00	-	(180,000.00)	-
Total Capital Improvement Expense	180,000.00	-	(180,000.00)	180,000.00	-	(180,000.00)	-
Total Operating Expense	439,877.24	254,333.00	(185,544.24)	1,620,446.95	1,516,628.00	(103,818.95)	3,022,702.00
Net Operating Income (Loss)	(318,868.43)	(184,103.84)	(134,764.59)	874,024.96	969,049.96	(95,025.00)	-

# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
80000 - Reserve-Restricted	-	39,797.50	(39,797.50)	477,570.00	238,785.00	238,785.00	477,570.00
80100 - Interest-Reserve	1,181.50	1,916.67	(735.17)	8,597.12	11,500.02	(2,902.90)	23,000.00
Total Reserve Income	1,181.50	41,714.17	(40,532.67)	486,167.12	250,285.02	235,882.10	500,570.00
Trails Maintenance Income							
81000 - Trails Maintenance Reserve	-	4,908.33	(4,908.33)	-	29,449.98	(29,449.98)	58,900.00
81100 - Interest-Trails Maint Reserves	573.27	1,000.00	(426.73)	1,183.60	6,000.00	(4,816.40)	12,000.00
Total Trails Maintenance Income	573.27	5,908.33	(5,335.06)	1,183.60	35,449.98	(34,266.38)	70,900.00
Total Reserve Income	1,754.77	47,622.50	(45,867.73)	487,350.72	285,735.00	201,615.72	571,470.00
Reserve Expense							
Reserve Expense							
84001 - Exercise Equipment	-	5,230.33	5,230.33	18,013.00	31,381.98	13,368.98	62,764.00
84012 - Refinish wood floors - Rec Center	-	1,474.00	1,474.00	-	8,844.00	8,844.00	17,688.00
84016 - Replace fishing pier dock	7,134.93	833.33	(6,301.60)	13,724.12	4,999.98	(8,724.14)	10,000.00
84017 - NF Boundary Fence	-	979.42	979.42	-	5,876.52	5,876.52	11,753.00
84019 - Greenbelt Fire Mitigation	18,500.00	4,050.00	(14,450.00)	18,500.00	24,300.00	5,800.00	48,600.00
84023 - Replace Mailbox - Reserves	2,954.94	3,956.08	1,001.14	49,265.88	23,736.48	(25,529.40)	47,473.00
84027 - Audio / Video Equipment	-	951.00	951.00	-	5,706.00	5,706.00	11,412.00
84033 - Maintenance Shop - Sheds, Storage	-	541.67	541.67	6,625.00	3,250.02	(3,374.98)	6,500.00
84034 - Rec Center - Pool Concrete Deck	-	1,285.33	1,285.33	-	7,711.98	7,711.98	15,424.00
84035 - Rec Center - Electrical	-	380.42	380.42	5,484.75	2,282.52	(3,202.23)	4,565.00
84036 - Replace Boat & motor	-	2,266.67	2,266.67	-	13,600.02	13,600.02	27,200.00
84037 - Replace mowers	-	1,790.00	1,790.00	29,683.09	10,740.00	(18,943.09)	21,480.00
84038 - Tractor snow blower	-	1,727.92	1,727.92	7,657.70	10,367.52	2,709.82	20,735.00
84039 - Replace DPE vehicle	-	5,416.67	5,416.67	55,647.13	32,500.02	(23,147.11)	65,000.00
84040 - Maintenance Shop fencing	-	1,666.67	1,666.67	-	10,000.02	10,000.02	20,000.00
84041 - Pool Furniture	1,705.64	-	(1,705.64)	1,705.64	-	(1,705.64)	-
Total Reserve Expense	30,295.51	32,549.51	2,254.00	206,306.31	195,297.06	(11,009.25)	390,594.00
Total Reserve Expense	30,295.51	32,549.51	2,254.00	206,306.31	195,297.06	(11,009.25)	390,594.00
Net Reserve Income (Loss)	(28,540.74)	15,072.99	(43,613.73)	281,044.41	90,437.94	190,606.47	180,876.00



# Pagosa Lakes Property Owners Association, Inc

## Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Capital Income							
Capital Improvement Income							
90000 - Capital Improvement Income	-	37,868.92	(37,868.92)	329,427.00	227,213.52	102,213.48	454,427.00
91900 - Interest-Capital Fund	75.76	833.33	(757.57)	2,040.27	4,999.98	(2,959.71)	10,000.00
Total Capital Improvement Income	75.76	38,702.25	(38,626.49)	331,467.27	232,213.50	99,253.77	464,427.00
Total Capital Income	75.76	38,702.25	(38,626.49)	331,467.27	232,213.50	99,253.77	464,427.00
Capital Expense							
Capital Improvement Expense							
95003 - General Capital Expense	-	-	-	4,858.00	-	(4,858.00)	-
95007 - Mailbox Improvements	-	-	-	96.00	-	(96.00)	-
95009 - Parking Lot - Rec Center	-	-	-	23,438.01	-	(23,438.01)	-
95013 - SVL Boat Ramp	180,000.00	-	(180,000.00)	181,217.00	-	(181,217.00)	-
Total Capital Improvement Expense	180,000.00	-	(180,000.00)	209,609.01	-	(209,609.01)	-
Total Capital Expense	180,000.00	-	(180,000.00)	209,609.01	-	(209,609.01)	-
Net Capital Income (Loss)	(179,924.24)	38,702.25	(218,626.49)	121,858.26	232,213.50	(110,355.24)	464,427.00
Net Total	(527,333.41)	(130,328.60)	(397,004.81)	1,276,927.63	1,291,701.40	(14,773.77)	645,303.00

## DEPARTMENT OF PROPERTY AND ENVIRONMENT

### JULY, 2025 BOARD REPORT

By Larry D Lynch

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1. **Lakes and Fisheries** – The lakes are in fair condition currently, recent hot and dry weather has warmed us up quite a bit, water temps are hovering around 70 degrees. We have been working to treat some minor algae issues in a couple of the lakes but so far it hasn't been too bad. Our early season aquatic weed control efforts were generally effective and most areas look good, however, we did experience a heavy onset of water milfoil in the middle portion of Village Lake in the last 2 or 3 weeks. It is not an area where we have had issues in the past, but this year it came in fairly thick. I may look to see if we can get a limited ProCellaCOR treatment on that area this month. The fishing has slowed down to some degree, but trout activity has still been good, especially in the mornings and evenings and the bass activity has been very good with significant numbers of 6-pound plus bass being landed regularly in multiple lakes.
2. **DPE Projects** – The DPE crew has been very busy the past few weeks working on a number of projects including continued heavy chipping operations at the brush collection area (the machine was down for about 3 weeks in early June waiting on a part for the drive belt idler); working on repairs and maintenance on the National Forest boundary fence line (cattle are now in Turkey Springs); installed 14 new CBU mailboxes at the Edgewater Dr location to replace old back-loader type mailboxes and increase capacity at this heavily used location (the carrier had a waiting list of customers here); also installed 5 new CBU mailboxes at the Cloud Cap Ave location to accommodate the moving of the Heather Pl customers to this new location, we will be removing the Heather Pl mailboxes soon; installed a new irrigation supply to the community garden connecting 200 feet up to the office to allow for garden watering when lake water becomes depleted (like this summer). We are beginning mowing operations on the trails with the flail mower; will be working on some dam maintenance projects; and will be installing a rail fence at the Village Lake boat ramp per the easement agreement, a couple hundred feet of double rail fence to be installed in a very rocky area which will definitely be a little challenge.
3. **Noxious Weed Control** – I have been working almost daily on noxious weed control efforts in the community, working on a number of private lots all through the subdivisions including some larger acreage properties in Meadows. The county weed and pest department has sent a few letters to private owners about leafy spurge on their properties, and I have helped get a number of these areas treated as well. I treated most of the trail shoulders back in June for various weeds including a few areas where

bindweed was coming up through the paved path and we will be mowing trail shoulders this month.

4. **Greenbelt Thinning Operations** – the primary contractors, Vance and Bernard, are moving along nicely on greenbelt thinning operations having completed the large tract in Chris Mt II in mid-June and now working to complete a second large tract in the Vista/Trails area. Both tracts look great with heavy brush mastication and removal, trees limbed up and thinned where indicated and the produced firewood being made available to owners. That wood is disappearing about as quickly as they can get it out there which is good. They will be moving up into the Lake Pagosa greenbelt later this month near Nocturn and then finishing up the Lake Forest tract soon after that. The second contractor, San Jaun Arborists will be starting the single tract in Lake Pagosa Park near Monument around July 7<sup>th</sup>.
5. **Updated Parks and Trails Draft Master Plan** – The Parks and Trails Committee completed a final draft of the updated Parks and Trails Master Plan for board review last month. This plan could replace the dated 2013 Master Plan that we have been working from for the past 12 years. Kurt Raymond, the committee chair, would like to present the plan to the board at the regular July meeting under committee reports, give a short overview of the plan and answer any questions the board may have.
6. **Pinon Lake Update** – We did enter into an agreement earlier this spring with Wyndham and the golf course to do an early season aquatic weed control application on the lake back in early May. We treated the main body of the lake with Sonar One, an aquatic weed control product. This was in response to the way the lake looked last year where the milfoil had completely taken over the lake and some heavy decomposition odors were coming off affecting neighbors. I believe the application has been generally effective in controlling the milfoil, I see very little in there this summer and so far no odor issues. This is the plant that comes up to the surface and covered the entire lake last year. There is still an underlying algae called Chara that is fairly widespread in the lake and we did not treat that, it is generally a low growing algae and is usually not even visible. The lake re-fill pump broke down in early June and the lake level came down about 2 feet for a couple weeks and the lake did look a little rough at that point. Since then, the pump has been repaired, and they have been able to keep the lake relatively full since that time (the golf course is constantly pulling water out of Pinon Lake for irrigation and re-charging via a pumping system from Village Lake). Overall, it is not perfect, but I believe it has improved from last year and I think a good starting point for future management. We can continue to explore options and tactics going forward with regards to that lake.



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

<b>Attendance report for June</b>	<b>2025</b>
Timeshare Sign Ins	4,505
Member Sign Ins	6,788
Total User Attendance	11,293
<b>Programs and Activities Attendance</b>	
All programs in Aerobics Room	101
Water Aerobics	198
Racquetball	117
Basketball	112
Lap Lane	1,186

### Manager's Summary:

I would like to share that the rec center saw a significant increase in attendance this June compared to last year!

**June 2024:** 9,601 total check-ins

- 3,346 Wyndham guests
- 6,255 PLPOA members

**June 2025:** 11,293 total check-ins

- 4,505 Wyndham guests
- 6,788 PLPOA members

This is an **increase of 1,692 check-ins** over last June. Thank you to our staff and members for contributing to this growth — we look forward to an even busier and more vibrant season ahead!

- I have received updated quotes for the multi-purpose turf field project. The pricing has not changed significantly compared to a few years ago, which is good news for our planning. Additionally, we are expecting a new bid from Ross Chase with Hellas Construction to ensure we have the best options moving forward.
- Wyndham is fully booked through the summer, and we've noticed a significant increase in usage of the gym area. In response to the higher demand, I've obtained quotes for new weight room equipment and have been working closely with Commercial Fitness Solutions on a redesign of the gym layout. The goal is to optimize the space to accommodate additional equipment and better serve our guests' needs.
- I've been exploring the idea of adding new fitness bars in the pool for water aerobics classes. However, with the recent high volume of guests in the pool area, we've noticed that people often misuse the existing bars — sitting or jumping off them, or using them as steps to exit the pool. Given that we do not have lifeguards stationed in the pool area, I believe this type of misuse would likely continue with any

new bars we install. Additionally, our lap lanes have also been heavily impacted, with people trying to sit or stand on them as well.

- We'll continue to look at other ways to support our water aerobics program while keeping the pool safe and functional for all users.
- I've begun the process of pricing out new lockers for our locker rooms. The current lockers are showing significant wear and tear, with many becoming increasingly difficult—if not impossible—to repair. In addition, nearly all of our rentable lockers have already been assigned for the year, highlighting both their high demand and the limited availability. This further supports the need for an upgrade to ensure we can continue to meet the needs of our members and maintain a functional and presentable facility.

#### **Maintenance/Supervision:**

- New signs have been added to the playground, fitness, and pool areas as part of our updated insurance requirements. These signs help ensure everyone stays informed about safety guidelines and facility rules.
- Regular weekly mowing and weeding are continuing as usual to keep our grounds looking great. Due to the lack of rain and the lawns drying out, we've added a few extra watering days to help maintain healthy grass and landscaping.
- We've recently experienced a drop in chlorine levels and water clarity in the lap pool due to increased usage. To maintain safe and clear water, we've added an extra day of backwashing each week and are now shocking the lap pool once a week to keep up with demand.
- We have been experiencing electrical issues with the three Cybex treadmills. When all three treadmills are running at a high speed, the breaker has been tripping due to the treadmills drawing too much amperage. We are currently looking into adding more power to prevent future interruptions and ensure a safe, smooth workout experience for everyone.

### Programs:

- We're excited to share that our June swim lessons have reached maximum capacity, with over 60 kids participating in the program! Due to the overwhelming demand, we've added additional classes on Mondays and Wednesdays to accommodate more young swimmers.
- July swim lessons are almost full and we also had to add a Monday/Wednesday session as well due to the demand.
- The Junior Triathlon Training will begin July 21<sup>st</sup>. Youth ages 10–14 are invited to join our Junior Triathlon Training program starting July 21<sup>st</sup>. Participants will learn the fundamentals of training for a triathlon, including swimming, biking, running, and how to handle transitions. Coaches Mat Wolford and Ryan Graham will guide the group through fun, skill-building sessions to help young athletes gain confidence and experience in all aspects of the sport.
- Our Ready, Set, Tri! program is designed especially for kids ages 6–9 who want to learn the basics of triathlon training in a fun and playful way. This program covers swimming, biking, running, and transitions — with plenty of games and activities built in to keep young athletes engaged and excited as they develop new skills.
- The PLPOA Porpoises have completed their swim season, finishing strong with their final meet the last weekend of June in Montrose. Congratulations to all the swimmers for their hard work and dedication! A special shout-out to Oliver Ritterman, who will be representing the Porpoises at the state finals in Cortez. Oliver will compete in the 100 breaststroke — good luck, Oliver!
- Join our new fitness challenge (Cold Sweat. The Great Melt-Off Fitness Challenge) and add a little summer fun to your workouts! Here's how it works:
- 🌞 Complete a 30-minute workout and earn a popsicle cutout with your name on it.  
🦋 For every additional 30-minute workout, you can choose to:

- Add **2 butterflies** to your own popsicle — or —
- Add **1 sun** to someone else's popsicle!
- Let's see who can create the coolest, most colorful popsicle this summer. Stay active, have fun, and cheer each other on!
- Collect the most butterflies to win but collecting suns will melt your popsicle.



## June 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, in conjunction with enforcement procedures as necessary.

Here are a few updates:

The Community Standards News, “the Community Compliance Inventory,” was published in the Pagosa Lakes Newsletter SUMMER 2025 | Volume LVII, explaining its purpose to the property owners. This exercise has been an excellent opportunity for the inspectors to become intimate with the specific assigned properties and understand the complexities from one property to another. It has been well-received by the public overall. Quadrant one: Highlands, Lake Hatcher, Coyote Cove, South Shore inspections, Quadrant two: Martinez Mountain Estates I, Martinez Mountain Estates II, Twin Creek Village, and Lake Pagosa Park, and Quadrant four: Chris Mountain Village, Trails, Meadows II, Meadows III, and Meadows IV, inspections have been completed. Quadrant three: We have a few properties that have not been inspected. I expect to complete these in a week, with findings to follow. Some interesting statistics so far, and the awareness of how many properties comply is a fantastic reality, something to be very proud of. We are not waiting for the conclusion of the CCI to contact property owners who are not in compliance; we are engaging, educating, utilizing outreach and conflict resolution methods. Next week, following the enforcement policy, courtesy notices and thank-you notices will be going out.

The Environmental Control Committee and DCS staff will receive Attorney at Law training on July 25th. The ECC will submit topics, questions, and valuable knowledge for this event. There were new business items in June (6/5 & 6/19): 78 projects, and staff approvals were 41. Construction projects and permits have steadily increased, including June, with three hundred ninety-three applications year to date. Between seasonal, minor, and major projects, we perform hundreds of monthly inspections (initial, project status, as-form, final), stretching the staff's capabilities. Please reference the ECC liaison Report.

My previous Department of Community Standards Reports have been somewhat lengthy, considering the number of documents you review; I have shortened them. I am always available to expand on topics, transparent, and willing to engage in open dialogue anytime.

Respectively,

SUBMITTED AS IS:

CS

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

I ran out of time, but I will elaborate on the following if time permits.

1. The Colorado Fire Code Update
2. The Archuleta County Building Permit Fee Increase Proposed
3. The Archuleta County 2015 (2009) International Fire Code Adopted, Proposed
4. The PSCDC Housing on-hold

## Pagosa Lakes Property Owners Association

July 10, 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 platform July-Sept**
- **Upcoming PLPOA events and happenings:**
  - July 26<sup>th</sup> Annual Meeting, Ballots close, owner appreciation
  - Aug 23<sup>rd</sup> end of summer bash and hi tri triathlon
- **Election**
  - June 6<sup>th</sup> annual meeting notification
  - June 26<sup>th</sup> Candidates forum
  - June 27<sup>th</sup> Ballots open
  - July 26<sup>th</sup> Annual Meeting, Ballots close, owner appreciation
- **Rental and Clubhouse group scheduling - busy summer/fall, not a free Friday or Saturday until Late October.**

SUN 27	MON 28	TUE Jul 1	WED 2	THU 3	FRI 4	SAT 5
	<ul style="list-style-type: none"><li>9:30am Line Dancing (Begin)</li><li>10am Bridge</li><li>1pm Games Group</li><li>5:30pm Dance Exercise class</li></ul>	<ul style="list-style-type: none"><li>8:30am Tai Chi with JUNE</li><li>10am Bridge</li><li>1:30pm Zumba</li><li>4pm Meeting/Event</li></ul>	<ul style="list-style-type: none"><li>8:30am AOC work Session</li><li>9am Cardio Dance with Dawn</li><li>10am Call ahead Line Dance</li><li>1pm Games Group</li></ul>	<ul style="list-style-type: none"><li>8:30am AOC Meeting</li><li>8:30am Tai Chi CHH</li><li>10am Fitness with June</li><li>11am Line Dance</li><li>2 more</li></ul>	<ul style="list-style-type: none"><li>42nd Annual Meeting</li><li>Independence Day</li><li>9am Cardio Dance with Dawn</li><li>10am Friday Bridge</li></ul>	<ul style="list-style-type: none"><li>Reserved</li></ul>
6	7	8	9	10	11	12
	<ul style="list-style-type: none"><li>9:30am Line Dancing (Begin)</li><li>10am Bridge</li><li>1pm Games Group</li></ul>	<ul style="list-style-type: none"><li>8:30am Tai Chi with JUNE</li><li>10am Bridge</li><li>1:30pm Zumba</li></ul>	<ul style="list-style-type: none"><li>9am Cardio Dance with Dawn</li><li>10am Call ahead Line Dance</li><li>10am BCB</li><li>1pm Games Group</li><li>1pm Eclectic Dance</li></ul>	<ul style="list-style-type: none"><li>8:30am Tai Chi CHH</li><li>10am Fitness with June</li><li>11am Line Dance</li><li>12:30pm Bridge</li><li>2 more</li></ul>	<ul style="list-style-type: none"><li>House Group</li><li>10am Friday Bridge</li></ul>	
13	14	15	16	17	18	19
<ul style="list-style-type: none"><li>Reserved</li></ul>	<ul style="list-style-type: none"><li>9:30am Line Dancing (Begin)</li><li>10am Bridge</li><li>1pm Games Group</li></ul>	<ul style="list-style-type: none"><li>8:30am Tai Chi with JUNE</li><li>10am Bridge</li><li>1:30pm Zumba</li></ul>	<ul style="list-style-type: none"><li>8:30am AOC work Session</li><li>9am Cardio Dance with Dawn</li><li>10am Call ahead Line Dance</li><li>1pm Games Group</li></ul>	<ul style="list-style-type: none"><li>8:30am AOC Meeting</li><li>8:30am Tai Chi CHH</li><li>10am Fitness with June</li><li>10:30am Whispering pines</li><li>2 more</li></ul>	<ul style="list-style-type: none"><li>Reserved</li><li>9am Cardio Dance with Dawn</li><li>10am Friday Bridge</li></ul>	<ul style="list-style-type: none"><li>Reserved</li></ul>
20	21	22	23	24	25	26
<ul style="list-style-type: none"><li>12:30pm Apical Experience</li></ul>	<ul style="list-style-type: none"><li>9:30am Line Dancing (Begin)</li><li>10am Bridge</li><li>1pm Games Group</li></ul>	<ul style="list-style-type: none"><li>8:30am Tai Chi with JUNE</li><li>9am Allen Astro Const. Meet</li><li>10am Bridge</li><li>1:30pm Zumba</li></ul>	<ul style="list-style-type: none"><li>9am Cardio Dance with Dawn</li><li>10am Call ahead Line Dance</li><li>1pm Games Group</li></ul>	<ul style="list-style-type: none"><li>8:30am Tai Chi CHH</li><li>10am Fitness with June</li><li>11am Line Dance</li><li>12:30pm Bridge</li><li>1:30pm Zumba</li></ul>	<ul style="list-style-type: none"><li>Clubhouse Closure</li><li>9am Cardio Dance with Dawn</li><li>10am Bookclub</li><li>10am Friday Bridge</li></ul>	<ul style="list-style-type: none"><li>Annual Meeting</li><li>3pm Potluck</li></ul>
27	28	29	30	31	Aug 1	2
<ul style="list-style-type: none"><li>Reserved</li></ul>	<ul style="list-style-type: none"><li>9:30am Line Dancing (Begin)</li><li>10am Bridge</li><li>1pm Games Group</li></ul>	<ul style="list-style-type: none"><li>8:30am Tai Chi with JUNE</li><li>1:30pm Zumba</li></ul>	<ul style="list-style-type: none"><li>9am Cardio Dance with Dawn</li><li>10am Call ahead Line Dance</li><li>1pm Games Group</li></ul>	<ul style="list-style-type: none"><li>8:30am Tai Chi CHH</li><li>10am Fitness with June</li><li>11am Line Dance</li><li>12:30pm Bridge</li><li>4pm Private Event</li></ul>	<ul style="list-style-type: none"><li>Reserved - not open on Sat</li><li>9am Cardio Dance with Dawn</li><li>10am Friday Bridge</li></ul>	<ul style="list-style-type: none"><li>Reserved</li></ul>



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

LOT CONSOLIDATION

Date June 18, 2025

820  
JUN 24 2025  
Lot 108 27 Willow  
Nothing owed +  
No violations  
806478  
Lot 109 359 Antelope  
Nothing owed + No violations

Dear Utility Company/HOA/POA:

The owners of Lot 108 and Lot 109, LAKE FOREST ESTATES, are proposing by resolution to consolidate Two (2) lots to become lot 109X, 359 Antelope Avenue. 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 July 18, 2025, 2025.

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

Sincerely,

Andrea Anderson  
Andrea Anderson

Boyd Anderson  
Boyd Anderson



Lake Forest  
Estates

Lot 108 and  
Lot 109

To become  
Lot 109X



Map 102-2025  
Archuleta County Planning Department  
July 18, 2025





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

LOT CONSOLIDATION

Date June 3, 2025

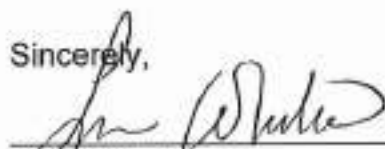
JUN 11 2025


Dear Utility Company/HOA/POA:

The owners of Lots 657 and 658, PAGOSA HIGHLANDS ESTATES, are proposing by resolution to consolidate Two (2) lots to become lot 657X, 295 HILLS CIRCLE. 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 July 5, 2025.

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

Sincerely,

  
Lisa Whitehead

  
Ian Whitehead

793438  
Lot 657  
295 Hills Cir  
No violations  
+ nothing owed

Lot 658  
37 Heron Cir  
No violations  
+ nothing owed



Pagosa Highlands  
Estates

Lots 657 and 658

To Become Lot 657X



Zoning Map

- Blank & Shaded
- Noted Property
- For sale, ACT
- Just Planning Area
- Other

## ECC Liaison Report


DESCRIPTIONS	June		YTD	Previous YTD		
	6/5	6/19	2025	2024	2023	2022
Construction of new Single Family Residential and Modular Home	2	2	27	69	45	69
Mobile /Manufactured New or used placement	0	0	0	4	0	5
Major Projects	4	4	29	55	49	53
Minor Projects	29	14	137	307	256	320
Owner initiated Variance Request	1	0	2	9	9	8
Solar	4	4	12	24	27	17
Boat Dock and Shoreline Permit	0	0	1	8	0	7
Sign/ Banner permanent and temporary	0	0	2	7	2	2
Seasonal and Temporary structures	2	0	6	12	11	27
Written Request: Tree Removal/Fire Mitigation)	7	13	42	129	102	126
Written Request: Extensions/Revisions	9	8	86	283	280	255
Written Request: Miscellaneous	7	10	45	114	85	92
Construction of new Commercial Structure	0	0	1	0	2	2
Construction of Multi-family structures	0	0	1	0	2	0
Total Application submissions	65	55	393	1029	883	981
Total Approved Applications	65	55	390	1001	871	955
Total Preliminary Reviews	0	0	5	15	unk	unk
As Form Inspection Additions	3	0	16	70	54	54
Notes						

DESCRIPTION AUTHOR: TYLER CHAMBERS  
AUTHOR ADDRESS: LA PLATA ELECTRIC ASSOCIATION, INC.  
P.O. Box 2750  
DURANGO, COLORADO 81302

W.O. NO. 2022300165  
PLAT/GRID NO. TRACTS I & G, GREENBELT, LAKE HATCHER  
DOCUMENT NO. \_\_\_\_\_

LA PLATA ELECTRIC ASSOCIATION, INC. -UTILITY EASEMENT

Pagosa Lakes Property Owners Association, Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto La Plata Electric Association, Inc., a Colorado corporation, P.O. Box 2750, Durango, Colorado 81302-2750, Grantee, its successors and assigns a perpetual non-exclusive Utility Easement (Easement), for the distribution of electricity, transmission and reception of telecommunications signals on, over, under and across the following described premises, to wit:

Attached hereto and made a part hereof as Exhibit "A", "B", & "C" 

Together with the right to enter upon said premises for the purpose of ingress and egress, inspection, surveying, construction, operation, reconstruction, improvement, replacement, alteration, maintenance and removal of overhead and underground electric distribution lines, together with their related equipment, including but not limited to, cables, wires, conduits, manholes, and other fixtures and appurtenances related therewith, along with the authority to cut, remove, trim, or otherwise control all trees, brush and planted material (but not native grass) on the premises, which in the reasonable opinion of Grantee, may interfere with the use of the easement premises by the Grantee, its successors and assigns. Grantor further conveys to Grantee the right of ingress and egress to said premises across any private road on Grantor's property or by such other routes which are mutually acceptable to the parties.

No buildings, structures, signs, wells stockpiles, or changes in grade shall be erected, placed, made or permitted on, over, under or within said premises which in the sole opinion of the Grantee may interfere with the exercise of any of the rights herein granted.

Grantee may assign this Easement. Non-use or a limited use of the easement or rights herein conveyed shall not prevent Grantee, its successors, assigns, licensees or lessees from thereafter making use of this easement to the full extent herein authorized.

To the best of Grantor's knowledge, Grantor has full right and lawful authority to enter into this Easement. To the extent permitted by law, Grantor shall indemnify, hold harmless and defend Grantee from and against any and all claims, demands, losses, damages, liabilities, lawsuits and other proceedings, judgments, and awards, costs, expenses and penalties (including but not limited to reasonable attorney fees) arising directly or indirectly, in whole or in part, from disputes with third parties regarding Grantor's title ownership to the real property in the Easement or to the real property where the ditch which was provided by the Grantor was located for the installation of electric distribution lines and telecommunication facilities by Grantee.

Grantor reserves all rights attendant to its ownership of the premises including, but not limited to: (a) use and enjoy the premises for all purposes which do not materially and unreasonably interfere with the use and enjoyment of the Easement; (b) sell or convey the property on which the premises is located, or any portion of it, subject to this Easement; and (c) grant other easements over the premises that are not inconsistent with the rights granted pursuant to this Easement.

Grantee will promptly restore any damage to the premises, including restoration of the grade and drainage patterns, resulting from the exercise of this Easement at its sole cost and expense, provided that this restoration obligation is not intended to require Grantee to restore trees or shrubs removed pursuant to Grantee's authority in this Easement, but will require restoration of native grasses damaged during the exercise of any rights pursuant to this Easement.

Nothing contained in this Easement authorizes Grantee, its successors or assigns, or any person or entity acting through or on behalf of Grantee, to subject the premises or any property owned by the Grantor to any mechanics' lien. If any mechanics' lien is filed against the premises or other Grantor property as a result in any way of this Easement, Grantor, at its sole cost and expense, will cause the mechanics' lien to be discharged.

This Easement constitutes the entire understanding of the parties. All understanding and agreements heretofore made between the parties whether written or oral are merged into this document.

Signed this \_\_\_\_ day of \_\_\_\_\_ 2025.

GRANTOR: Pagosa Lakes Property Owners Association

By \_\_\_\_\_

As: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_ )ss  
)

r:3  
\_\_\_\_\_

The foregoing instrument was acknowledged before me this \_  
as WITNESS my

h day of \_\_\_\_\_,2025,  
a by La Plata Lakes Property Owners  
n Association.  
d My commission expires: \_\_\_\_\_  
a

n [NEED A SIGNATURE BLOCK FOR LA PLATA  
d ELECTRIC ASSOCIATION, INC. – TO BE  
o PREPARED BY LA PLATA]

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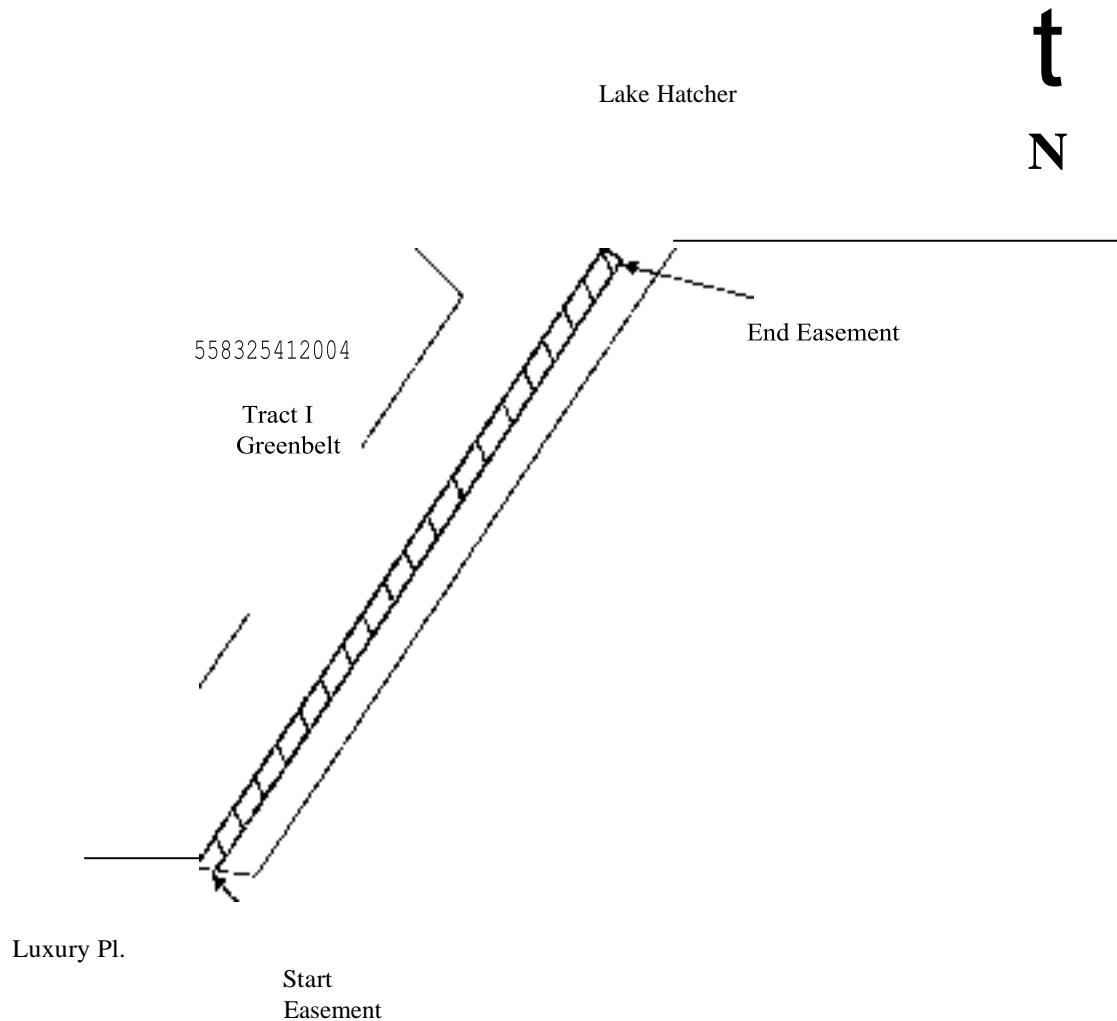
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## EXHIBIT "B"

EXHIBIT "A" attached to and made a part of that certain Utility Easement by and between Pagosa Lakes Property Owners Association Grantor, and La Plata Electric Association, Inc., a Colorado corporation, Grantee, granting an easement being 20' feet in width, 10 feet on either side of centerline, the centerline of which is an electric line as constructed, the approximate location of which is as depicted below, across the following described property located in Archuleta County, Colorado:

Township 36N, Range 2 ½ W, N.M.P.M.  
Section 36

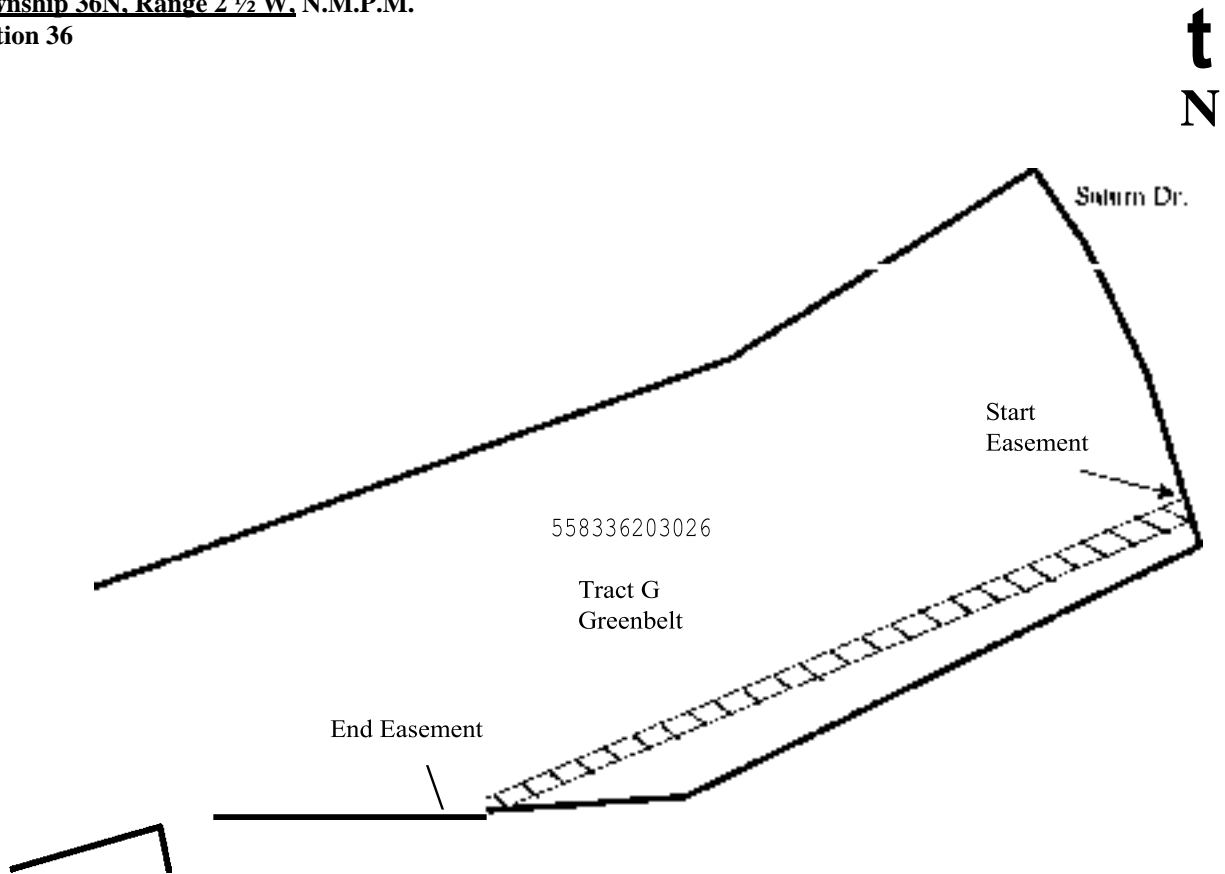


**THIS DRAWING IS NOT TO SCALE AND WAS NOT PREPARED BY A LICENSED SURVEYOR. NO LEGAL MONUMENTS WERE USED IN ITS PREPARATION.**

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Section 36



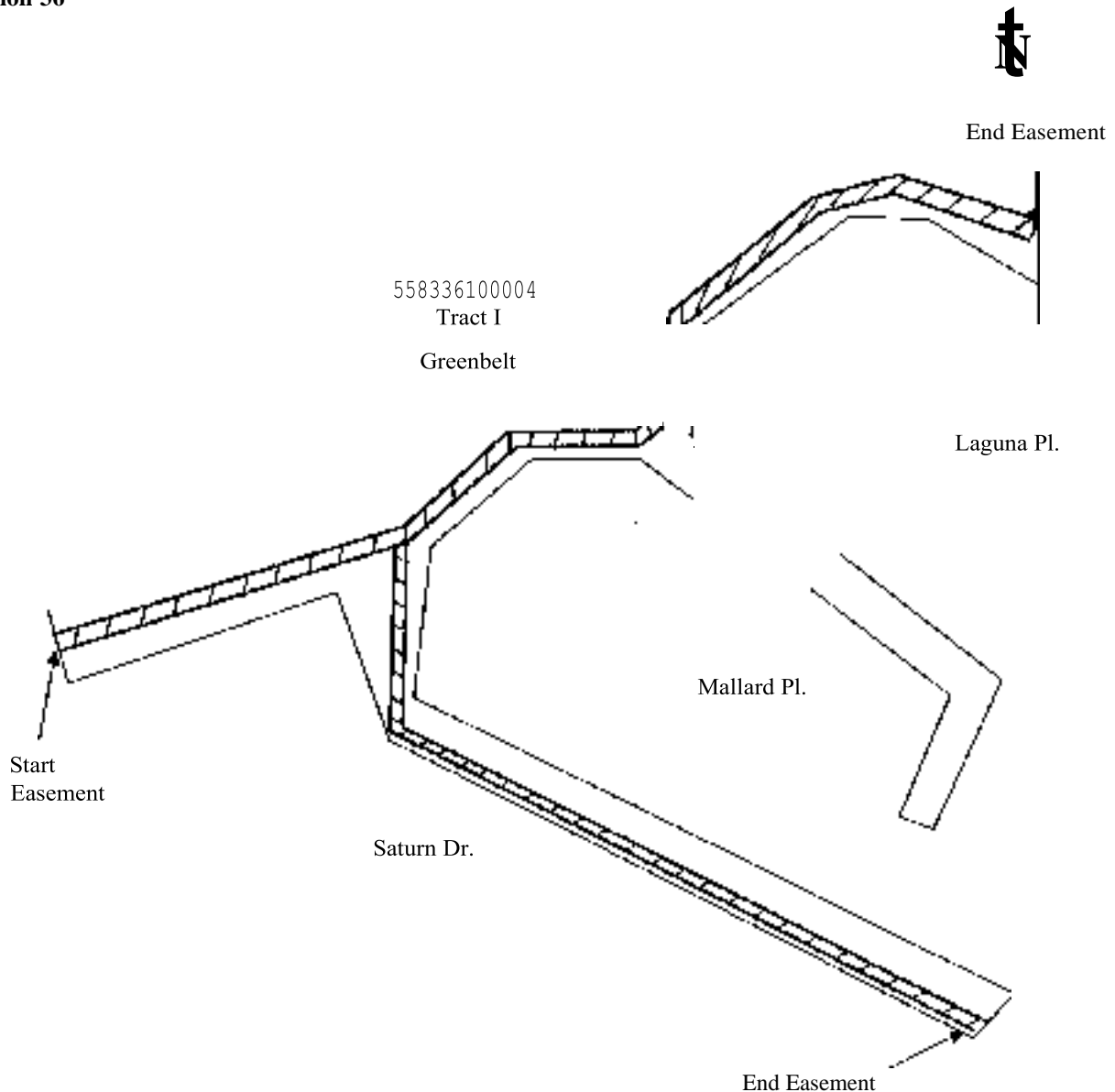
**THIS DRAWING IS NOT TO SCALE AND WAS NOT PREPARED BY A LICENSED SURVEYOR. NO LEGAL MONUMENTS WERE USED IN ITS PREPARATION.**

## EXHIBIT "C"

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Township 36N, Range 2 ½ W, N.M.P.M.

Section 36



**THIS DRAWING IS NOT TO SCALE AND WAS NOT PREPARED BY A LICENSED SURVEYOR. NO LEGAL MONUMENTS WERE USED IN ITS PREPARATION.**



Lake Hatcher Park  
Archuleta County

Pebble Cr

Richard Pl

Lo Pundey

Saturn Dr

Saturn Dr

Canyon Cr

Subject Easement









## PAGOSA LAKES PROPERTY OWNERS' ASSOCIATION

### COLLECTION POLICY AND PROCEDURE

Effective Date: ~~August 10, 2022~~ August 14, 2025

This policy is adopted to comply with the terms of the Colorado Common Interest Ownership Act ("CCIOA") which contains provisions that may conflict with the terms of the Association's governing documents. CCIOA and this policy will control over any conflicting provisions in the governing documents.

1. Due Dates, Late Charges, Interest, Suspension of Rights, and Acceleration of Assessments.

A. Due Dates. The annual assessment payment is due and payable May 1<sup>st</sup> of each year. Payments will be deemed received on the date the payment is received in the Association's office or the Association's payment processor's office; provided, however, if the Owner's name and the property address for which payment is made is not identified on or with the payment, payment will not be deemed received until such time as the owner and property to which payment should be credited is determined. Any payment not paid in full when due is past due and delinquent.

B. Late Fee or Charge. A late fee in the amount of \$50.00 will be imposed for any assessment not paid by the due date. Fines or other charges are due 30 days after being assessed and are delinquent if not paid by the due date without further notice to the Owner. Delinquent fines are subject to a \$50.00 late fee. The late fee is a personal obligation of the Owner and a lien on the property.

C. Interest. Interest at the rate of 8% per annum will accrue on any delinquent assessment, fine, or other charge from the due date without further notice to the Owner. Interest is a personal obligation of the Owner and a lien on the property.

D. Lien. Under Colorado law and the terms of the Declaration, there is a lien for any unpaid assessment. The Association reserves the right to record a notice of lien in the county records at any time after an assessment becomes delinquent.

E. Administrative Expenses. Collection costs, imposed by the Association or its managing agent, for delinquent accounts will be the obligation of the Owner and may be posted to the Owner's account. Examples include but are not limited to, certified mailings, costs to physically post a notice or translate a notice to a language other than English.

F. Suspension of Rights. An Owner's voting rights are automatically suspended without notice if an assessment or other charge is delinquent as set forth in this policy. An Owner's rights to use recreational facilities may also be suspended without notice if an assessment or other charge is delinquent as set forth in this policy.

2. Attorney's Fees and Collection Costs. The Association is entitled to recover its reasonable attorney's fees and collection costs incurred in collecting assessments or other charges due the Association from a delinquent Owner pursuant to the terms of the Declaration and Colorado law.

3. Application of Payments. If an Owner who has both unpaid assessments and unpaid fines, fees, or other charges makes a payment to the Association, the Association will apply the payment first to assessments and any remaining amount of the payment to the fines, fees, or other charges owed.

4. Monthly Statements Required. On a monthly basis, the Association will send to each Owner who has any outstanding balance an itemized list of all assessments, fines, fees, and charges that the Owner owes to the Association (i.e., an account ledger). The monthly statement will be sent by first-class mail to

the Owner's registered address, and if the Association has a relevant e-mail address, by e-mail. If the account has been referred to a collection agency or to any attorney, the statement will also specify that the balance may not include all attorney's fees and costs that have been incurred as of the statement date but not yet invoiced to the Association and posted to the account.

5. Notice of Delinquency. The Association may send a **Late Notice Letter(courtesy notices)** to Owners. However, before the Association turns over a delinquent account of an Owner to a collection agency or refers it to an attorney for legal action, the Association must send the Owner a notice of delinquency specifying:

- A. The total amount due, with an accounting of how the total was determined;
- B. Whether the opportunity to enter into a payment plan exists as provided in this collection policy, and instructions for contacting the Association to enter into a payment plan, if available;
- C. The name and contact information for the individual the Owner may contact to request a copy of the Owner's ledger to verify the amount of the debt;
- D. A statement that action is required to cure the delinquency, and that failure to do so within 30 days may result in the Owner's delinquent account being turned over to a collection agency, a lawsuit being filed against the Owner, the filing and foreclosure of a lien against the Owner's property, or other remedies available under Colorado law;
- E. Whether the delinquency concerns unpaid assessments; unpaid fines, fees, or charges; or both unpaid assessments and unpaid fines, fees, or charges; and if the notice of delinquency concerns unpaid assessments, the notice of delinquency must notify the Owner that the unpaid assessments may lead to foreclosure;
- F. The steps the Association must take before the Association may take legal action against the Owner, including a description of the Association's cure process; and
- G. A description of what legal action the Association may take against the Owner, including a description of the types of matters that the Association or Owner may take to small claims court, including injunctive matters for which the Association seeks an order requiring the Owner to comply with the declaration, bylaws, covenants, or other governing documents of the Association.
- H. **notice of their rights to access credit counseling at the owner's expense and the availability of credit counseling through Colorado's HOA Resource Center.**

6. Owner Contact and Delivery of Notice. Before the Association turns over a delinquent account of an Owner to a collection agency or refers it to an attorney for legal action, the Association will:

- A. **Send a Late Notice Letter with an account statement**
- B. **After 30 days, send a copy of the delinquency notice described in Paragraph 5 by certified mail, return receipt requested and physically post a copy of this delinquency notice at the Owner's property; and**
- C. Contact the Owner by ~~one~~**two** of the following means:
  - ~~i. First-class mail;~~ **Telephone call to a telephone number that the Association has on file provided by the owner. A voice message shall be left if no contact is made.**
  - ii. Text message to a cellular number that the Association has on file that the Owner has provided to the Association; or
  - iii. E-mail to an e-mail address that the Association has on file that the Owner provided to the Association.



D. Notices from the Association will be sent in English; provided, the Owner may send written notice to the Association with an alternate language preference. The Association will attempt to provide an accurate translation of the original English version, but due to nuances in translating to a foreign language, slight differences may exist.

- E. An Owner may send written notice to the Association identifying another person to serve as a designated contact for the Owner for notices and correspondence. The Association will send the same written communications to the designated contact that it sends to the Owner. If the Owner wishes to change or cease the designated contact, the Owner must send the Association written notice.
7. Record of Notification. The Association will maintain a record of the contact(s) it has made with an Owner regarding a delinquency, including the type of communication used to contact the Owner and the date and time the contact was made. As this record relates to a particular property, it will not be deemed to be a record available to all Owners under Colorado law.
8. Payment Plans.
- A. Before the Association turns over a delinquent account of an Owner to a collection agency or refers it to an attorney for legal action, it will make a good faith effort to coordinate with the Owner to set up a payment plan. An Owner may enter into a payment plan to pay off a deficiency in equal installments over a minimum period of 18 months or such other longer period as authorized by the Board.
- B. If the Owner fails to comply with the terms of the payment plan (fails to remit payment of three or more agreed-upon installments during the payment plan term), the Association may pursue legal action subject to the notice requirements above.
- C. The Association is not obligated to negotiate a payment plan with:
- i. an Owner who has previously entered into a payment plan pursuant to this policy, or
  - ii. an Owner who does not occupy the property and acquired the property because of a default of a security interest encumbering the property or a foreclosure of the Association's lien.
- D. Before the Association initiates a foreclosure proceeding based on the Owner's unpaid assessments, it will provide the Owner with a written offer to enter into a repayment plan of at least 18 months. Under the repayment plan, the Owner may choose the amount to be paid each month, so long as each payment must be in an amount of at least \$25.00. The Owner may elect to pay the remaining balance under the repayment plan at any time during the duration of the repayment plan.
- E. All payment plans involving accounts referred to an attorney for collection will be set up and monitored through the attorney in consultation with the President of the Board or other person designated by the Board.
9. Board Action to Refer Delinquent Account. Before a delinquent account is referred to a collection agency or attorney, a majority of the Board must vote to refer the matter by recorded vote conducted in executive session.
10. Referral of Delinquent Accounts to Attorneys. After an account has been referred to the Association's attorney, **Five (5) days after initiating legal action, an association must provide notice of an owner's right to cure nonpayment and ability to file a stay on the foreclosure sale. An owner may file a stay on the foreclosure sale if they list the unit for sale at fair market value.** the account remains with the attorney until it is settled, has a zero balance, or is otherwise resolved. Once accounts are turned over to the Association's attorney, Owners will make payments to the Association at the attorney's address. The Association's attorney is authorized to take whatever action is necessary, in consultation with the Board President or other person designated by the Board, believed to be in the Association's best interest.

After a delinquent account has been referred to the Association's attorney, all communication with the delinquent Owner will be handled through the Association's attorney. Neither the manager, if any, nor any member of the Board may discuss the collection of the account directly with an Owner after it has been turned over to the Association's attorney unless the attorney is present or has consented to the contact. Action by the Association's attorney may include the following:

A. Notice of Lien. If not already recorded, a notice of lien may be recorded against the delinquent Owner's property to provide record notice of the Association's claim against the property.

B. Filing Lawsuit. The Association may file a lawsuit against the delinquent Owner seeking a money judgment. If a personal judgment is entered against the delinquent Owner, the Association may pursue remedies such as garnishing the Owner's wages or bank account to collect judgment amounts.

C. Judicial Foreclosure. The Association may foreclose on its lien in lieu of or in addition to suing an Owner for a money judgment. The purpose of foreclosing is to obtain payment of all assessments owing in situations where either a money judgment lawsuit has been or is likely to be unsuccessful or in other circumstances that may favor such action. If the Association forecloses on its lien, the Owner will lose the Owner's property, having the same effect as if a first mortgagee institutes a foreclosure action against the property (though the procedure is different).

The Association will not commence a judicial foreclosure action unless the balance of the assessments and charges secured by its lien (which may include late fees, fines, and other charges as well as other assessments) equals or exceeds 6 months of common expense assessments based on the Association's periodic budget. Additionally, the Association will not pursue foreclosure against an Owner solely based on fines owed to the Association and/or collection costs or attorney's fees the Association incurred that are only associated with such fines. Prior to filing a foreclosure action, the Board will resolve by a recorded vote in executive session to authorize the filing of the foreclosure action against the particular property against which the foreclosure action will be filed.

D. Receivership. A receiver is a disinterested person, appointed by the court, who manages rental of the Owner's property and collects the rents according to the court's order. The purpose of a receivership for the Association is to obtain payment of current assessments, reduce past-due assessments, and prevent waste deterioration of the property.

E. Bankruptcy Filings. Filing necessary claims, documents, and motions in Bankruptcy Court to protect the Association's claim.

11. Certificate of Status of Assessment Estoppel Letter. The Association will furnish to an Owner, or such Owner's designee, upon written request delivered personally or by certified mail, first-class postage prepaid, return receipt requested, to the Association's registered agent, a written statement setting forth the amount of unpaid assessments currently levied against the Owner's property. The statement will be delivered within 14 calendar days after receipt of the request personally or by certified mail, first-class postage prepaid, return receipt requested. If the Owner's account has been turned over to the Association's attorney, the statement will include any attorney's fees incurred in providing the statement.

12. Return Check Charges.

A. If any check or other instrument payable to or for the benefit of the Association is not honored by the bank or is returned by the bank for any reason, including, but not limited to insufficient funds, the Owner is liable to the Association for one of the following amounts, at the option of the Association:

i. An amount equal to the face amount of the check, draft, or money order and a return check charge of: (a) \$20.00; or (b) 20% of the face amount of the check, draft, or money order, but not less than \$20.00, if it has been assigned to a collection agency for collection; or (c) an amount equal to the actual charges incurred by the Association levied by the party returning the check, whichever is greater; or

ii. If notice has been sent as provided in C.R.S. § 13-21-109 and the total amount due as set forth in the notice is not paid within 15 days after such notice is given, the person issuing the check, draft, or money order will be liable to the Association for three times the face amount of the check, but not less than \$100.00.

B. If two or more of an Owner's checks are returned within any fiscal year, the Association may require that future payments, for a period of one year, be made by certified check or money order.

13. Bankruptcies and Public Trustee Foreclosures. Upon receipt of any bankruptcy notice or a foreclosure notice by any holder of an encumbrance against any property within the Association, the Association may advise the Association's attorney of the same and turn the account over to the Association's attorney.

14. Waivers. The Association may modify these procedures as the Association determines appropriate under the particular circumstances. Any accommodation may be documented in the Association's files. Failure to require strict compliance with this policy is not deemed a waiver of the Association's right to require strict compliance and will not be deemed a defense to payment of assessment fees or other charges, late charges, return check charges, attorney's fees, and/or costs as described and imposed by this policy.

## RECORD OF REVISIONS

2001-05 – Establish Policy

2003-04 – Update Policy

2005-03 – Update Policy

2013-07 – Update Policy

2016-05 – Update Collections Policy

2018-04 – Update Collections Policy

2021-07 – Update Collections Policy

2022 – 05 – Update Collections Policy

2022 – 10 - Update according to new CCIOA Requirements

2025 – 01 - Update according to new CCIOA Requirements

## NOTICE OF DELINQUENCY

[Date]

[Owner name]

[Mailing Address]

Re: Association Name

Notice of Delinquency

Property Address: \_\_\_\_\_ ("Property")

Dear:

The Association's records indicate that your account is delinquent. As of the date of this Notice, the total amount due is \$\_\_\_\_, which is comprised of unpaid assessments, fines, late fees, interest, or other charges. **[The Notice must specify what charges make up the balance. If fines are not included, then the reference to fines should be deleted.]** Included with this Notice is a copy of your current account ledger. **[If you do not include a current ledger, you must provide a name and contact information for the owner to receive a current ledger.]**

Be advised that payment is required to cure the delinquency and that failure to do so **within thirty (30) days** may result in your account being turned over to an attorney or a collection agency, a lawsuit being filed against you, the filing and foreclosure of a lien against the Property, or other remedies available under Colorado law.

You may be entitled to request a payment plan for up to eighteen (18) months. To request a payment plan, you must contact the Association at \_\_\_\_\_ **[phone number and/or email address]** within thirty (30) days of the date of this Notice. A payment plan would include payment of any additional assessments or charges as they become due.

Before the Association may take legal action against you, a majority of the members of the Board of Directors must vote to approve referral of your account to an attorney or a collection agency. To the extent there are any pending or outstanding violations of the governing documents other than non-payment of assessments as set forth in this Notice, you may be entitled to certain cure rights as more particularly described in the Association's covenant and rule enforcement policy and C.R.S. § 38-33.3-209.5(1.?) (b).

Unpaid assessments may lead to foreclosure of the Property. The Board of Directors must authorize any foreclosure action by a formal, recorded vote. Before commencing foreclosure, you will be provided a written offer to enter into a repayment plan for up to eighteen (18) months. Under this plan, you may choose the amount to be paid each month (no less than \$25 per month) in addition to regular assessments. You may elect to pay the remaining balance at any time during the duration of the repayment plan.

If your account is referred to the Association's attorney, the Association may elect to file a personal lawsuit for failure to pay or foreclose its lien against the Property for unpaid assessments. The Association or you may utilize the small claims court where the amount in controversy does not exceed \$7,500, including disputes arising from assessments, fines, or fees owed to the Association, matters pursuant to C.R.S. § 13-6-403, or as otherwise permitted by Colorado law. Additionally, the small claims court may issue an order for injunctive relief (to cease or perform an action) to enforce a restrictive covenant.

Sincerely,

Name of Association

**Pagosa Lakes Property Owners Association, Inc.**  
**ANNUAL MEETING AGENDA**  
**Saturday, July 26, 2025**  
**Online Voting at 9:00 AM – Meeting at 10:00 AM**  
**Pagosa Lakes Clubhouse, 230 Port Avenue**

**9:00 AM                      Registration, Casting of Ballots**  
**9:55 AM                      Final Call for Ballots**  
**10:00 AM                      Meeting Opening**

1. Call to Order – Lars Schneider, President
  - a. Close Balloting
2. Pledge of Allegiance
3. Welcoming Remarks – President, Lars Schneider
4. Verification of a Quorum – Secretary
5. Adoption of the Agenda
6. Approval of Minutes of Annual Meeting July 27, 2024

### **OWNER EDUCATION**

1. **HOA Structure, Operations & New Legislation** – Lauren Holmes, Orten, Cavanagh, Holmes & Hunt LLC & GM Allen Roth

### **GOVERNMENT**

1. GM Allen Roth Introduction of Board Members, Committee Members and Staff
2. Introduction of Board Election by GM Allen Roth

### **BUSINESS**

1. **Association Financial Report** – Finance Committee Chair, Adam Blocki
2. **Reserve Study & Capital Projects Overview** – GM Allen Roth
3. **Review of Legal Actions** – Lauren Holmes, Orten, Cavanagh, Holmes & Hunt LLC

### **COMMUNITY**

1. **Community Events & Services** – GM Allen Roth
2. **Committee Reports**
  - Recreational Amenities
  - Lakes and Fisheries
  - Parks, Trails & Outdoor Recreation
  - Garden Committee
  - Finance Advisory
  - Environmental Control Committee
  - Youth Sports & Activities Committee

**ELECTION RESULTS:** Lars Schneider, President

**PUBLIC COMMENTS:** (Please state your name and address, please keep your comments brief and on point so others may have an equal opportunity to speak, each owner will have 3 minutes)

**ANNOUNCEMENT OF ORGANIZATIONAL BOARD MEETING:** Election of Officers, Board Member Education following the Annual Meeting – taking place in the Vista Conference Room.

### **Adjournment**

*Please join us immediately following for the Owner Appreciation BBQ*  
*Thank You for Attending!*