



**Board of Directors Regular Meeting  
January 13, 2026 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**

**December 9, 2025, Regular Meeting of the Board**
- 4. Disclosures of Conflicts**
- 5. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 6. Staff Reports:**
  - a. General Manager's Report
  - b. Treasurers Report
  - c. Department of Property & Environment Report
  - d. Department of Recreation Amenities Report
  - e. Department of Community Standards Report
  - f. Lifestyle Report
- 7. Committee Reports:**
  - a. **ECC Liaison Report November 2025 Meeting Minutes**
    - i. Habitat for Humanity Construction Fee Waiver - Power Point
- 8. Unfinished Business**
  - a. Capital Improvement Plan Update
  - b. Possible Construction of K-8 School in PLPOA
- 9. New Business**
  - a. STR Resolution 2021-11 - Discussion
  - b. **Re-opening of Cascade Ave to commercial traffic**
- 10. Correspondence**
- 11. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 12. Adjournment**



**Board of Directors Regular Meeting  
December 9, 2025 6pm  
Pagosa Lakes Administration Building**

**MINUTES**

Board Attendees: Eric Johnson-President  
Ben Garcia-Vice President  
Sasha King-Secretary  
Directors: Wade Lundy, Paul Zeman  
VIA Zoom-Al Pfister, J Turk

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

Owners/Guests: K & M Crawford, B. Munro, L. Lee, M. Heraty, M. Whitman, M. Snyder, K. Betts  
VIA Zoom: T. Frank, K. Hanson, J. Shugar, Dan Mayer

**1. Call to Order @ 6:03 pm by Johnson**

**2. Verification of Quorum by Board Secretary King**

- a. Approval of Agenda \* Motion to approve Agenda with addition to 9..New Business e. Meeting Decorum by King, 2<sup>nd</sup> Garcia. Passed 4 ayes Pfister, Zeman, Turk, Johnson. naves King, Lundy, Garcia

**3. Approval of the Minutes**

- Motion to approve Minutes of the 11.11.25 Regular Meeting of the Board by Lyndy, 2<sup>nd</sup> King. Passed, Zeman abstained.

**4. Disclosures of Conflicts: NONE**

**5. Owner/Member comments:** Owner K. Crawford stated her extreme displeasure of the disrespectful conduct of board members to each other at the recent work session and hopes moving forward the members work together respectfully. Also requested how to comment or email Board thru the portal, Pitcher provided the information.

**6. Staff Reports:**

- a. General Manager's Report (has been added to Owner's Packet) GM Roth as submitted with new updated info from Resort Guard.
- b. Treasurers Report as submitted by Comptroller Lundy read by Johnson
- c. Department of Property & Environment Report -as submitted by L. Lynch. Lynch and Roth encouraged attendees to showup at either of the two open meetings hosted by the Pagosa Area Recreation Coalition (PARC) tomorrow 12/10/2025
- d. Department of Recreation Amenities Report – as submitted by Graham. New toilets have been ordered.
- e. Department of Community Standards Report – as is. Simpson shared that DCS employee S. Vick will be retiring end of March. Director Zeman asked for interpretation regarding recent eblast about RV/boat storage/parking. Simpson replied that another eblast will be sent to clarify.
- f. Lifestyle Report-as submitted by Pitcher, Santa event final weekend is fully booked. Winter Newsletter articles due today.
- Motion to accept Staff Reports as presented by Lundy, 2<sup>nd</sup> King. Unanimous.

**7. Committee Reports:**

- a. ECC Liaison Report November 2025 Meeting Minutes by Liaison Lundy.
- b. Motion to accept Committee Report by Garcia, 2<sup>nd</sup> King. Unanimous.



a. Aspen House Construction Fee Waiver -presentation by Aspen House Rep Mary Beth Snyder,

\* Motion to waive ALL Aspen House Construction Fees and waivers by King, 2<sup>nd</sup> Zeman. Unanimous.

## 8. Unfinished Business

- a. Capital Improvement Plan Update – A Work Session will be scheduled during January ~~or February~~ of 2026.
- b. Resort Guard Insurance Proposal – GM Roth received the long awaited proposal **today** with a huge savings and significantly better coverage. Zoom presentation by Michael Hughes of Brown & Brown. He explained that there is a very small pool of insurers which were all “shopped”, though it was an extraordinarily arduous and lengthy process it culminated with a substantial savings to the Association; he recommended accepting. Roth stated the anticipated 2026 assessment/dues increase of \$40 now reflects a \$10 savings to a \$30 increase.
- Motion to accept the Resort Guard Insurance proposal by King, 2<sup>nd</sup> Garcia. Unanimous.
- c. 2026 Budget Review – Discussion by Board Members, Johnson stated “costs continue to increase, but we need to maintain our a thriving community” Roth reminded all that this was an off year with two big hits; insurance increase and considerable revenue loss due to bankruptcy/sale of several Wyndam condo units.
- Motion to accept Budget proposal B now reflecting Resort Guard Insurance for 2026 with no reduction to Reserves, Capitol or amenities and a \$30 increase in dues by King, 2<sup>nd</sup> Garcia.. Passes 6 ayes - 1 nay by Zeman.

## 9. New Business

- a. Sale of Used Equipment-
- Motion to approve sale of various DPE equipment items by Pfiester, 2<sup>nd</sup> Zeman. Unanimous.
- b. Legal Counsel Terms of Engagement- Lengthy discussion regarding renewal of Legal Counsel contract with Orton, Cavanaugh, Holmes & Hunt.
- Motion to approve contract renewal by King, 2<sup>nd</sup> Lundy. Passed 6 ayes, 1 nay Zeman.
- Motion to pursue cursory exploratory bids with other firms by Zeman, 2<sup>nd</sup> Johnson. Defeated 3 ayes-Zeman, Pfiester and Turk, 4 nays Lundy, King, Johnson and Garcia.
- c. Possible Construction of K-8 School in PLPOA (see Managers report) -discussion regarding setting up meeting with several PLPOA Board members and several School Board members to brainstorm and possible partnering should School Board decide to pursue building a new K-8 school on “Vista” acreage owned by school district. Several PLPOA board members expressed interest in attending an informal chat. GM Roth will contact R. Holt Superintendent with dates with followup email to board members of agreed upon date.
- d. Lease Transfer and Extension for Cell Tower- Info in Board Packet regarding ARX transferring lease to another provider.
- Motion to approve transfer with added addendum by legal regarding timeline for completion of tower by Lundy, 2<sup>nd</sup> Zeman. Unanimous.
- e. Meeting Decorum – A discussion was held during Executive Session regarding expectations of cordial interactions and standards to be adhered to. King expressed concern why two Board Members have refused to sign Board of Directors Code of Conduct/Ethics form. No comment from either.

10. **Correspondence** – Owner requested further board/community discussion on STR annual dues rate of 3x multiplier, discussion followed. If board is not committed to change the rule then further discussion is not



warranted. Turk expressed he was not interested in changing the rule. Others expressed gathering of information to obtain historical knowledge.

11. **Owner/Member comments** – Owner Lee suggested details regarding budget deficit shortfalls be explained in the upcoming Winter Newsletter. Owner Betts expressed that no owner vote was held years ago regarding STR dues. Owner K. Hanson brought up several items regarding additional review of STR fees being equitable and asking for STR's be placed on Feb 2026 agenda. Owner C. Fitzgerald expressed concern with upcoming discussion between PLPOA and School Board would not be open to public. Legal Counsel contracts should be bid out every year (Owner J, Sugar agreed) and the possible outcomes of partnering with School District regarding Vista site. Owner T Frank shared she thought discussion with School Board is reminiscent of gymnasium effort. Owner D Mayer (and previous President of the PLPOA Board) shared historical knowledge and stated facts regarding the “perfectly solid legal ground” of the STR 3x multiplier Board decision back in 2021. K Hanson responded with cursing at D. Mayer, she then apologized.

**12. Motion to Adjourn @ 8:37 pm by King, 2<sup>nd</sup> Garcia. Unanimous.**

Respectfully submitted by:

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Sasha King, Board Secretary

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Candace Selk Barnes, Recording Secretary

**Pagosa Lakes Property Owners Association  
General Managers Report  
January, 2026  
By: Allen Roth, CMCA®, AMS®, PCAM®**

**Governance**

**Budget: 2024 Budget:** The approved 2026 budget has been posted online, and a budget summary will be in the Winter newsletter going to every owner's residence on record. The new Rec Center fees have been changed and posted to start the new year.

The Winter Newsletter also contains the Owner's Meeting information scheduled for January 24. In keeping with CCIOA, owners have the opportunity to show up to the meeting and either ratify or veto the 2026 budget. The requirement is that a majority of all PLPOA owners must be present at the meeting and vote to veto the budget. This would require about 2,580 owners to be present and all vote to veto. Heather and I will be there to record those in attendance and accept their votes. We will also answer any questions owners may have regarding the budget.

**Winter Newsletter:** The Winter Newsletter has been mailed to all PLPOA owners. This newsletter contains news and information from each department, and I have written a budget summary breaking down the 2026 budget along with community association statistical information.

**Dues Contribution Fund:** At the previous board meeting, I introduced the idea of creating a dues assessment contribution fund. This would be a separate fund account in which owners can contribute to assist other owners paying their dues assessments. All owners would continue to be charged the same amount of dues. However, the contribution fund would assist those owners in need of assistance with payment of their dues. Funds would be transferred from the contribution fund to an owners account as a credit. The contribution would not be tax deductible since PLPOA is not a 501C3. A policy would have to be established regarding guidelines on who would be eligible to receive assistance and how the whole process would work. It would be available to full-time residents only and not vacant lots.

Legal Counsel is fine with the concept. McMahan & Associates, Audit Firm, researched the proposed transaction to consider both tax and accounting guidance. They believe that the proposed voluntary relief assessments plan can be implemented without negative tax implications to PLPOA because the collected revenues originate from PLPOA owner/members (and are thus exempted from PLPOA's calculation of taxable income) and the application of those monies is similarly restricted to owner/member activities. Those benefitting from the assessment relief would not be subject to IRS reporting requirements, as the funding would not be considered taxable income to the recipients since they do not directly receive any funds from PLPOA.

This is just an overall concept that could possibly provide relief to some owners for dues payments. I do not know if any PLPOA owners would donate to the program. Maybe a survey of owners getting their feedback on the concept might be helpful. I'm looking to the Board to determine if this is worthwhile pursuing or table it for another time.

### **Business**

**Capital Improvement Plan:** During the last meeting, the board agreed to set a date for the scheduling of a capital improvement plan meeting at the January meeting. You had opportunity to review the individual committee projects for the capital improvement plan and the spreadsheet listing them altogether. The intent is to have committee representatives speak to the Board providing information on their projects and to answer any questions. Discussion will have to take place prioritizing the projects to place on a survey sent out to owners. There is currently not any timeline for updating the plan. The 2026 budget reflects that there is not any capital projects scheduled until the plan is updated. However, it was approved to use \$45,000 of capital funds as a match for the Gametime grant if approved for the construction of play equipment at the Rec Center. Not accounting for the play equipment funds, the capital improvement fund balance with the 2026 transfer will be \$1,049,322.

**Sherrie Vick Retirement:** Sherrie announced her retirement back in the beginning of December. Her last day will be March 31. Sherrie has been with the Association for over 6 years after coming to PLPOA from the County. She has been a vital member of the team with a wealth of information and helping owners through the project permit process. We wish her the best. We will be advertising for a replacement and also looking at restructuring staff responsibilities to be more efficient and provide better service.

### **Community**

**Santa Event:** Ericka coordinated this year's Santa Event for the first two weekends in December. This is the Association's main event of the year. Each year, the event is changed to bring Santa into Pagosa Lakes a different way. This year's event brought in over 100 children attending with their families and was well received by all participating. Congratulations to Ericka on a successful event.

**New School in PLPOA:** An informal meeting to exchange ideas and information regarding the possibility of a K-8 school being constructed in Vista was held in December. A couple of School Board members and the School Superintendent were there with four PLPOA Board members and myself. The purpose was to speak freely of ideas and ways to collaborate and create partnerships between the School and PLPOA with no agreements or decisions being made.

The MPAC of the Pagosa School District has been tasked by the School Board to research potential school sites for the construction of a new K-8 grade building. They have held public meetings in which engineering and consulting firms displayed their research for two different sites. One site is on the High School property campus, and the other site is here in PLPOA along Vista and Park Ave. Currently, all information leads to the Vista site as being the leading candidate to build the school on. The property is owned by the Pagosa School District and is not subject to PLPOA restrictions despite its location.

The meeting went well with discussion about how a new school will impact the community. Obviously, the new school will increase property value and can provide many social and recreational activities for the community. A lot of information was exchanged centered on providing more trails and sidewalks for school participants, development of sports fields and other recreational amenities, greenbelts available for recreation, before and after school programming and other activities within the new school. There is a lot of potential for the school to have a positive impact on our community. The School Board will be making a decision in mid-January on which site they choose.

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**INTEROFFICE MEMORANDUM**

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**TO:** JONATHAN TURK

**FROM:** HEATHER LUNDY

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

**DATE:** December 31, 2025

As of December 31, 2025, the Association has received \$2,002,630 or 98.4% of the total billed 2025 regular assessments of \$2,035,125. For the same period in 2024, the collections were approximately \$1,951,625 or 98.4% of the total of \$1,982,825 billed.

**Certificates of Deposit as of December 31, 2025:**

MATURITY	RATE	VALUE	FUND
1/15/2026	2.75%	\$125,000	Em Oper
1/22/2026	3.9%	\$175,000	Reserve
1/23/2026	3.94%	\$150,000	Capital
2/17/2026	3.84%	\$75,000	Operating
3/20/2026	4.16%	\$35,000	Trails Reserve
10/20/2026	3.7%	\$241,000	Capital
11/13/2026	3.64%	\$19,000	Capital
11/13/2026	3.64%	\$222,000	Reserve
11/19/2026	3.64%	\$208,000	Reserve
12/18/2026	4.31%	\$35,000	Trails Reserve



## DEPARTMENT OF PROPERTY AND ENVIRONMENT

### JANUARY 2026 BOARD REPORT

By Larry D Lynch

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1. **Lakes and Fisheries** – All four lakes are in good condition entering mid-winter. An unusually mild winter so far has resulted in generally ice-free conditions into early January and very limited snow, not anything we've observed in recent memory. Definitely a concerning development as far as implications this spring and summer, but time will tell, perhaps we'll see some storm tracks later this winter to help turn things around. The lakes are generally near full storage and water quality is good. The fishing has been good these past few weeks as many of our regular anglers were enjoying open water conditions and temps near 60 in late December, we even saw a few boats out on the water just before Christmas. I'll be working on getting some of our spring fish stocking orders finalized this month including our regular rainbow trout orders along with largemouth bass and crappie. All lake aeration systems are up and running for winter conditions and floating docks have all been moved into winter positions.
2. **Annual Dam Inspection Reports** – we did receive the final reports for the annual dam inspections conducted this past fall for Hatcher dam, Lake Pagosa and Village Lake dams. The reports indicated the dams are in good condition and no issues or problems were observed or reported other than just regular maintenance items that we work on regularly in any case. The dams are under the jurisdiction of the state of Colorado, Division of Water Resources, Division 7 office in Durango and are inspected regularly to ensure compliance with state laws regarding dam safety. The dam safety engineer in charge of our region is Matt Gavin. We are working with Matt to update our Emergency Action Plans (EAP) for the dams and reservoirs, a required plan for all Class 1 dams. The plan includes emergency repair protocols and action items along with notification flow charts in the case of partial or complete failure of a dam, downstream inundation mapping and downstream notification protocols in conjunction with local emergency management personnel and last updated around 2018.
3. **DPE Projects** – The DPE crew has been busy this past month working on a number of projects including set-up and tear down of the annual Welcome Santa event at the clubhouse which was a great success; work on the security fencing at the maintenance building site where we were even able to make some progress into mid-December with the mild weather; some snow removal after 2 light snow storms in parking lots, lake access, mailboxes and trails; equipment and vehicle maintenance; sign repairs and installations near the lakes and dams; some greenbelt maintenance projects including the removal of some old barbed wire fencing in a large greenbelt near Lake Pagosa Park

and a hazard greenbelt tree removal near a home in Lakewood; we also assisted a disabled owner in Vista with a hazard tree removal around Christmas time where a damaged tree was in eminent danger of falling on the home.

4. **Goals and Objectives for 2026** – I Will be working with Allen to develop a list of goals and objectives for my department in 2026, something we do every year around this time. Gives us a chance to plan out our year, schedule and implement maintenance and improvement projects on our buildings, facilities and properties; plan for lake improvement projects and develop aquatic weed and algae control plans; develop a fish stocking plan, fisheries programming and regulations enforcement; work on noxious weed control objectives in the community; mailbox improvements and upgrades; parks and trails projects; greenbelt mitigation work planning (both contracted and in-house with our staff); grounds and landscape projects; etc.. etc.. and just come up with an overall direction for the year.
5. **Happy New Year!**- On behalf of my crew I'd like to wish the board of directors a Happy New Year. We appreciate all the time you put into making Pagosa Lakes a better community.



**Pagosa Lakes Property Owners Association**

**Regular Board of Directors Meeting**

**Recreation Center Report**

<b>Attendance report for December</b>	<b>2025</b>
Timeshare Sign Ins	2,078
Member Sign Ins	6,513
Total User Attendance	8,591
<b>Programs and Activities Attendance</b>	
All programs in Aerobics Room	124
Water Aerobics	94
Racquetball	85
Basketball	106
Lap Lane	964

## Manager's Summary

December was a busy month due to the holiday season, with overall attendance slightly higher than last year. During the summer months of 2025, daily check-ins typically ranged from the high 9,000s to the mid-10,000s. However, the Recreation Center has experienced a reduction in Wyndham participation with the loss of Mountain Meadows, Elk Run, Masters Place, and Village Pointe. This represents approximately **25% of Wyndham timeshare memberships**.

As a result, membership pricing has been adjusted to help offset an estimated **\$64,000 loss in revenue**.

In **2024**, the Recreation Center recorded a total of **101,986 check-ins**, with **26,029 Wyndham check-ins** and **75,957 PLPOA member check-ins**.

In **2025**, total check-ins increased to **111,045**, with **30,779 Wyndham check-ins** and **80,266 PLPOA member check-ins**, reflecting overall growth despite the membership changes.

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## Recreation Center Monthly Report – December 2025

### Membership & Attendance

#### December 2024

- Total Attendance: 8,506
- Wyndham Check-ins: 1,998
- PLPOA Member Attendance: 6,508

#### December 2025

- Total Attendance: 8,591
- Wyndham Check-ins: 2,078
- PLPOA Member Attendance: 6,513

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## Events & Programs

Programming typically slows during this time of year due to the holidays and the high school swim team occupying the **4:00–6:15 pm** time slot.

Despite a non-winter-like season so far, several new winter programs are being introduced:

- **Cooking Basics for Teens**  
This class teaches food safety, measuring and following recipes, proper use of utensils and appliances, and knife safety.
- **Finance Basics**  
Targeted to teens and adults, this multi-session class (3–4 sessions) will cover topics such as taxes, the importance of credit and how to build it, responsible credit card use, basic budgeting, and completing financial aid forms.
- **January Fit Challenge**  
Start the year with healthy habits and a positive mindset. Participants complete 18 squares on a bingo-style challenge card to be entered into prize drawings. Completing a blackout (all squares) earns entry into a grand prize drawing. This challenge is designed to motivate and encourage accountability.
- **Snorkeling for Beginners**  
This class introduces participants to snorkeling equipment (mask, snorkel, fins) and focuses on comfort, proper breathing, clearing water from equipment, and basic finning techniques. Instruction takes place in a pool setting to build confidence before transitioning to open water.

### Participants will learn:

- Gear familiarization and proper fitting
- Breathing techniques and buoyancy control
- Efficient finning techniques

- Mask and snorkel clearing
    - Safety skills, panic management, and water comfort
  - **CPR Courses**

One Professional CPR class will be offered in February, with two additional classes scheduled for March (dates TBD). Courses will include CPR, rescue breathing, and AED training. These are **Professional CPR certifications**, not Community CPR.
  - **Aquaphobia (18+)**

This beginner-level class is designed for adults with a fear of water. Instruction emphasizes a calm, supportive environment focused on relaxation, controlled breathing, water comfort, floating, and basic movements. Progression occurs at each participant's pace, with the primary goal being fear reduction and confidence building rather than immediate swimming proficiency.
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## **Facilities & Maintenance**

- Two locker room toilets were replaced and are functioning well.
  - Significant updates were made to the fire suppression system, including installation of a new backflow line and replacement of key sprinkler heads.
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## Snapshot – 2025

- **Overall Attendance:** December 2025 attendance increased slightly compared to December 2024, continuing a positive year-over-year trend.
- **Annual Growth:** Total check-ins increased from **101,986 in 2024** to **111,045 in 2025** (+8.9%).
- **Membership Impact:** The Recreation Center lost four Wyndham communities (Mountain Meadows, Elk Run, Masters Place, and Village Pointe), representing approximately **25% of Wyndham timeshare memberships**.
- **Revenue Adjustment:** Membership pricing was adjusted to offset an estimated **\$64,000 revenue loss** associated with the Wyndham changes.
- **Programming Focus:** Holiday schedules and high school swim team usage reduced available program hours; however, new winter programming has been introduced to maintain engagement.
- **Facility Improvements:** Critical fire suppression system upgrades were completed, along with locker room plumbing replacements, improving safety and reliability.

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## Attendance Comparison Chart

### Annual Check-Ins Comparison

Year	Total Check-Ins	Wyndham	PLPOA Members
2024	101,986	26,029	75,957
2025	111,045	30,779	80,266
Change	+9,059	+4,750	+4,309
% Change	+8.9%	+18.2%	+5.7%

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## December Attendance Comparison

Month	Total Attendance	Wyndham	PLPOA Members
December 2024	8,506	1,998	6,508
December 2025	8,591	2,078	6,513
<b>Change</b>	<b>+85</b>	<b>+80</b>	<b>+5</b>

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# **Department of Community Standards – December 2025 Summary**

Department of Community Standards – December 2025 Summary

Pagosa Lakes Property Owners Association

2025 Highlights

- Strengthened partnerships and collaborative compliance efforts.
- Focused on proactive solutions and strategic engagement.

Community Partnerships

Key collaborations included Pagosa Lakes Property Owners, Land Surveyors, Contractors, Builders, Archuleta County, Pagosa Area Water & Sanitation, Black Hills Energy, Real Estate Professionals, Habitat for Humanity, Pagosa Springs CDC, Fire Wise Council, International Code Council, Pagosa Fire Protection District, and others.

Compliance & Applications

- December: 72 concerns resolved.
- Year-to-Date: 1,741 properties brought into compliance.
- Applications: 875 total (56 new single-family homes).

Vacation Rentals

- 117 licensed STRs in Pagosa Springs (town limits).
- 900 licensed STRs in unincorporated Archuleta County.
- 415 licensed under PLPOA.

Impacts of STRs

Positive: Economic growth, job creation, tax revenue, expanded lodging, cultural exchange, property revitalization.

Negative: Reduced housing affordability, neighborhood disruption, strain on infrastructure, safety concerns.

Top Issues: Noise, parking, trash, illegal operations, over-occupancy, trespassing, exterior lighting.

Looking Ahead to 2026

- Emphasis on proactive compliance and innovative strategies.
- Continued collaboration with ECC and Board of Directors.

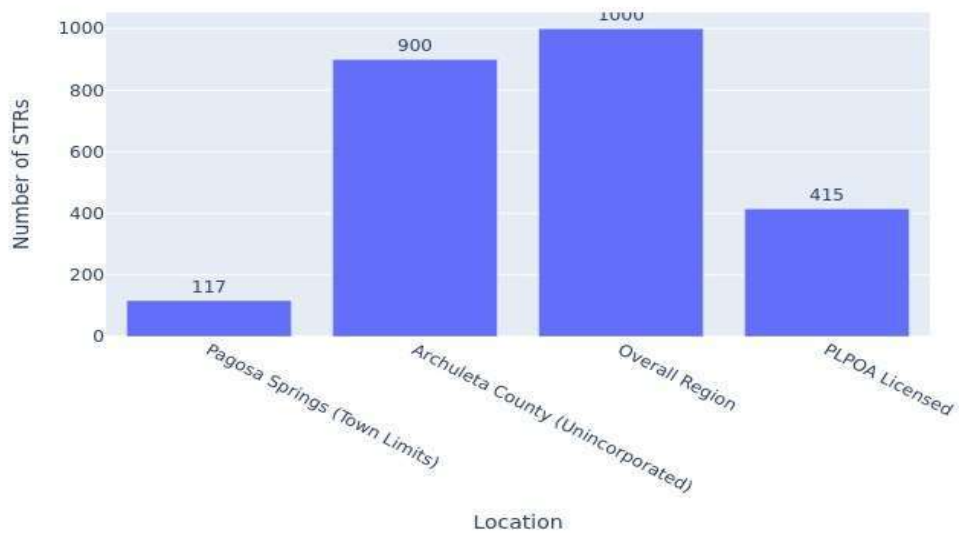
Submitted by:

Christopher S. Simpson

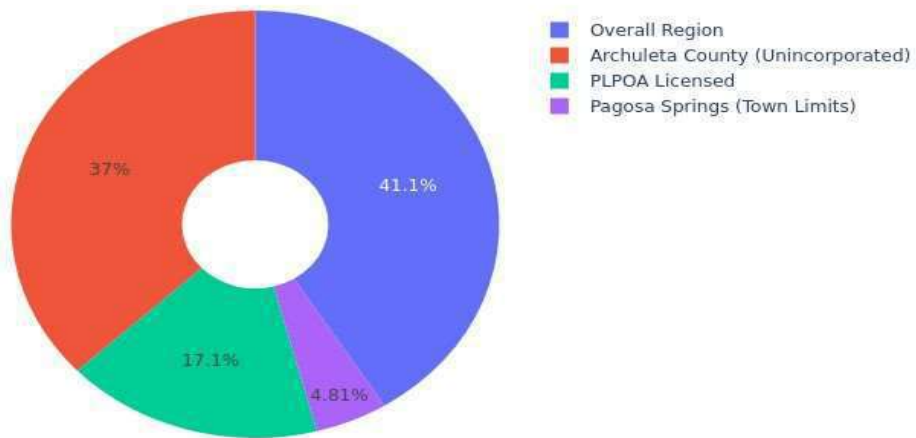
DCS Manager, PLPOA

## **Short-Term Rental Distribution Charts**

Short-Term Rental Distribution



STR Distribution by Location



## Pagosa Lakes Property Owners Association

Jan 13, 2026

Jenifer Pitcher

### Department Update

#### Public Relations

Newsletter should be hitting mailboxes any day.

#### PLPOA Lifestyle Services & Offerings

Christmas giving, piggy backed off thanksgiving and we managed to give so much to our community through the monetary means of donations from our community. Many hats, gloves, jackets and snow suits were given and pans upon pans of lasagna were made. Many thanks to all that helped make this happen.

#### Winter Printed Newsletter

We were able to get to print before Christmas, however mailing was on delay as they were waiting on Wyndham addresses.

#### CMIA Conference

Planning for the CMIA Conference is off to a strong start. The event is scheduled for **April 26–29**, with **The Springs Hotel and Resort** confirmed as our host and home base. Planning continues to move forward with collaboration with local offerings and services.

#### Clubhouse Rentals & Activities Calendar

January 2026							Month	Upgrade
SUN 28	MON 29	TUE 30	WED 31	THU Jan 1	FRI 2	SAT 3		
	9:30am Line Dancing (Beginn	8:30am Tai Chi with JUNE	New Year's Eve 10am Call ahead Line Dance	New Year's Day 8:30am Tai Chi Chih 10am Fitness with June 11am Line Dance 12:30pm Bridge				
4 (No title) 1pm Ecstatic Dance	5 9:30am Line Dancing (Beginn	6 8:30am Tai Chi with JUNE	7 10am Call ahead Line Dance	8 8:30am Tai Chi Chih 10am Fitness with June 11am Line Dance 12:30pm Bridge 5:30pm SJDDC	9	10 HOLD		
11 12:30pm Spiritual Experience	12 9:30am Line Dancing (Beginn	13 8:30am Tai Chi with JUNE	14 Hold 10am Call ahead Line Dance	15 8:30am Tai Chi Chih 10am Fitness with June 11am Line Dance 12:30pm Bridge	16 Club house overview	17 Hold		
18 Hold - PLPOA Programming	19 ARCHULETA COUNTY EARLY E Martin Luther King Jr. Day 9:30am Line Dancing (Beginn	20 8:30am Tai Chi with JUNE	21 10am Call ahead Line Dance	22 8:30am Tai Chi Chih 10am Fitness with June 11am Line Dance 12:30pm Bridge	23	24 Reserved		
25	26 9:30am Line Dancing (Beginn	27 8:30am Tai Chi with JUNE	28 10am Call ahead Line Dance	29 8:30am Tai Chi Chih 10am Fitness with June 11am Line Dance 12:30pm Bridge	30	31		

# ECC Liaison Report

DESCRIPTIONS	December		YTD	Previous YTD		
	12/4	12/18	2025	2024	2023	2022
Construction of a new single-family Residential	0	1	56	69	45	69
Mobile /Manufactured New or used placement	0	0	0	4	0	5
Major Projects	2	0	58	55	49	53
Minor Projects	0	3	271	307	256	320
Owner-initiated Variance Request	1	0	4	9	9	8
Solar	0	1	32	24	27	17
Boat Dock and Shoreline Permit	0	0	18	8	0	7
Sign/ Banner permanent and temporary	0	0	2	7	2	2
Seasonal and Temporary structures	0	0	10	12	11	27
Written Request: Tree Removal/Fire Mitigation)	2	0	113	129	102	126
Written Request: Extensions/Revisions	1	5	210	283	280	255
Written Request: Miscellaneous	1	1	97	114	85	92
Construction of a new Commercial Structure	0	0	1	0	2	2
Construction of multi-family structures	0	0	1	0	2	0
Total Application submissions	7	11	875	1029	883	981
Total Approved Applications	7	11	870	1001	871	955
Total Preliminary Reviews	0	0	7	15	unk	unk
As Form Inspection Additions	0	0	37	70	54	54
Notes						

Lot Changes	Aug & Sept 7	Oct. 1	Nov. 2	Dec. 3	Total 13
<b>Consolidations</b> 130 E Golf Pl 295 Hills Cir 36 Burro Ct 359 Antelope Ave 113 Big Sky Pl Plat amendment 56 Shadow & 1125 Carino Pl 514 Twincreek Cir 160 Oakwood Cir. 132 Gala Pl 168 Sam Houston Ave. 480 Twincreek Cir. 70 Gila Dr.					
<b>Un-Consolidations</b> 59 Rincon & 19 Rincon Ct.					

ISSUE: Potential reopening of Cascade Avenue to heavy (commercial) truck traffic

DESCRIPTION: Cascade Avenue (map attached) was deeded to Archuleta County with the restriction that heavy truck traffic not be permitted. The deed restriction has been filed and is recorded. This deed restriction has been approved by previous BoCC. Commercial trucks currently use Bristlecone to access Trujillo Road enroute to the landfill. Timber Ridge Metro District Chair/President has been talking to the BoCC about lifting the restriction on Cascade. Opening Cascade to commercial traffic would increase commercial traffic on Meadows, South Pagosa, and Buttress – thus impacting the roads just repaired by County contractors. Repair of these roads did not include the design for heavy truck traffic. Increased commercial truck traffic on these roads would also increase safety hazards for PLPOA residents walking/biking on these roads.

Lifting weight restrictions on Cascade was also an issue in the potential development of the Two River Gravel Pit several miles south of Cascade on Trujillo Road. Development of the Two Rivers Gravel Pit was not approved by the BoCC.





S Pagosa Blvd

Antero Dr

Lazy Beaver Lodge

Buckeye Pl

Serenity Ridge Cabin

Meadows Dr

Meadows Dr

Buttes Ave

Harvard Ave

Cascade Ave

Trujillo Rd

Rocky Mountain Way

Harvard Ave

Stinking Springs Canyon

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**Sent:** Saturday, January 10, 2026 2:31 PM

**Subject:** STR Discussion

Board Members, I appreciate your review of the history of a previous board's decision to charge STR owners 3X the amount that other owners pay annually. As you know from my previous correspondence and meeting comments, I think it is important to look at current facts and data, as well. At the suggestion of Allen and Jen P., I'm providing you with questions that current STR owners have of the board. My intent is to support a thoughtful, logical discussion that leads to a data-driven, ethical, principled decision regarding the Resolution in the future.

1. What were the legal expenses attributed to gaining STR guest/owner compliance with rules in 2025? Were these costs charged-back to owners and collected?
2. The board consulted the law firm regarding their latitude to interpret "benefit from the association" to mean benefit from having an STR permit and potential income from the lot. May we review that documentation? (Board and owners)
3. What other categories of owners who have income from their lots are charged 3X that of others (excluding Wyndham Corporation)?
4. Historically, without data, it was believed that STR guests caused excessive wear and tear on the Rec Center and trails, and the complaints were many. Is this currently true? Do you think it's reasonable to evaluate this periodically?
5. Are we still paying 1/2 of a sheriff's salary to increase law enforcement presence in PLPOA?
6. What are the services that STR owners receive that are not provided to other owners (other than confirming to the County that we have notified you?)
7. How many FTEs or portions of an FTE are dedicated to responsibilities for providing service to STR owners? What is the financial equivalency for that percentage?
8. What is the total cost of services to STR owners--legal costs + administrative costs? Is it close to \$300K annually?
9. Since the board has created a separate sub-group of owners, are you willing to work with STR owners via creating a committee or designated liaisons?
10. The law firm's opening statement says that they work for the association, not the board or individual owners. What is the procedure for accessing past legal opinions related to STRs when there is no past or current litigation that would necessitate confidentiality--strictly policy consultations that do not impact merely the board or merely an individual, but about 400 members of the association?



11. Is this board interested in receiving input from the owners impacted? If so, in what form and when?

Thank you for taking time to read and consider these questions.

Kathy