



**Board of Directors Regular Meeting  
April 14, 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**

**March 12, 2026, 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 March 2026 Meeting Minutes
  - b. Appoint New ECC Member
  - c. Parks & Trails Committee
- 8. Unfinished Business**
  - a. Capital Improvement Plan Update
  - b. Liability Insurance
  - c. Wildfire Resiliency Code
- 9. New Business**
  - a. Greenbelt Fire Mitigation Bid Award
  - b. Pine Needle Pick-up Bid Award
- 10. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 11. Adjournment**



**Board of Directors Regular Meeting**

**March 12, 2026 6pm**

**Pagosa Lakes Administration Building**

**MINUTES**

**Board Attendees: J. Turk-Treasurer,  
Sasha King-Secretary,  
Directors: Wade Lundy & Al Pfister  
By Proxy: Eric Johnson-President,  
Ben Garcia-VP, & Paul Zeman-Director**

**Staff: Allen Roth GM, Heather Lundy CT,  
Larry Lynch DPE, Ryan Graham RA,  
& Jen Pitcher Lifestyles  
Recording Secretary: Candace Selk Barnes**

**Owner/Guests:: L. Lee, M. Crowe. A. Diaz, A. Broset, Via: Zoom: C. Fitzgerald**

- 1. Call to Order at 6:05 pm by Treasurer Turk**
- 2. Verification of Quorum by Board Secretary King**
  - a. Approval of Agenda \* Motion to approve agenda by King, 2<sup>nd</sup> Pfister. Unanimous with proxies.
- 3. Approval of the Minutes** \* Motion to approve Minutes of the February 10, 2026, Regular Meeting of the Board with minor changes Zeman requested on proxy by King, 2<sup>nd</sup> Pfister. Passed with changes- Ayes: Turk, King, Lundy, Pfister – Proxies not counted due to suggested changes while in session.
- 4. Disclosures of Conflicts: NONE**

Owner/Member comments: Owner L. Lee thanked the current Board and staff for having previous PLPOA Board presidents at February meeting, Owner A. Broset expressed concern regarding DCS/ECC upholding -residential build standards. Owner Fitzgerald questioned fire restrictions and how to bring a concern with neighbor's open fire. Encouraged to call fire department, fill out PLPOA online form and take photo's to attach to online form. Road potholes and culvert concerns should be brought to the attention of County Road & Bridge. Owner E. Hand stated he too questioned whether new homes are following standards.

- 5. Staff Reports:**
  - a. General Manager's Report – as submitted by GM Roth – RFP's for Mitigation Bids going out tomorrow.
  - b. Treasurers Report – by Treasurer Turk.
  - c. Department of Property & Environment Report – as submitted by DPE Lynch with these updates: First stocking of the year happened yesterday with Rainbow trout in all four lakes, 2<sup>nd</sup> stocking anticipated in early April. Brush site to open in early April, continued dry weather conditions increase fire concerns. Upcoming important community meetings include Headwaters group on May 1<sup>st</sup>, and County Wide Evacuation Procedures to be presented by Archuleta County Sherriff's Department on May 9 at CSU Extension office. In April Lynch in tandem with Bill Trimarco of Wildfire Adaptive Partnership will present a Defensible Space Workshop for PLPOA community owners. Date to be announced.
  - d. Department of Recreation Amenities Report as submitted by Graham RA. He reported the recent Porpoises 52 member Swim Team garage sale raised \$5,300 towards scholarships.
  - e. Department of Community Standards Report – as submitted (Simpson DCS Mgr not in attendance)
  - f. Lifestyle Report- As submitted by Pitcher, Weekly new format eblast newsletter resumes tomorrow.

\* Motion to accept Staff Reports as presented by Lundy, 2<sup>nd</sup> Pfister. Unanimous by Board attendees and proxies.

**6. Committee Reports:**

- a. ECC Liaison Report February 2026 Meeting Minutes by Board Liaison Lundy.

\* Motion to accept ECC Report by Pfister, 2<sup>nd</sup> Turk.. Unanimous by Board attendees and proxies.

**7. Unfinished Business**

- a. Capital Improvement Plan Update- Work session was held for committees to present their capital projects and each board member submitted a prioritized order. Short discussion to clarify next steps.

\*Motion to approve ranking method by Turk 2<sup>nd</sup> King. Passed by 4 members in attendance.

\*Motion to approve “Average” methodology for ranking the projects by Turk, 2<sup>nd</sup> Lundy. Passed by 4 members in attendance.

\*Motion to provide all 14 projects/plans to Finance for long term financial spreadsheet projections 3, 5 and 10 years by King, 2<sup>nd</sup> by Lundy. Passed with 4 ayes by Board members in attendance. Proxies not counted due to changes in motion verbiage.

- b. Liability Insurance – GM Roth waiting Zeman to contact him, regarding scheduling meeting with insurance broker.

**8. New Business**

- a. Wildfire Resiliency Code (requirement to adopt Code by April 1, 2026 and implement by July 1,2026) County will be responsible for Code enforcement (example fencing). GM Roth included the entire code in packets for review. There will be a huge increase in building costs statewide to meet fire hardened supplies. Anticipated changes to update PPP by ECC to meet statutory requirements.
- b. Trail Resurfacing Bid Award – Roth reported Strohecker was the only bid received after meeting with 4 contractors. Short discussion/clarification that funds come from Trails Reserve Budget.

\*Motion to award Trail resurfacing to Strohecker contract as presented by King, 2<sup>nd</sup> Lundy. Ayes passed 6 to one (Zeman abstained per Proxy.)

- a. Pine Needle Pick-up - GM Roth shared Table to Farm is not bidding this year, RFP’s going out via email. Important information- Archuleta County Landfill is overflowing and they are working to open a new “cell.” will only be accepting paper bags for pine needles/cones. GM Roth will suggest County consider setting aside an area for composting. Therefore bids must include/abide by paper bags only. Bid(s) will be reviewed and contractor chosen at April 2026 board meeting.

**9. Correspondence**

**Owner/Member comments:** Owner M Crowe stated wife B (garden committee) expressed appreciation regarding learning the budget process for subcommittees. Owner A. Broset clarified she is not against CDC or Habitat new homes but her concern is the aesthetics and standards are not up to par.

**10. \* Motion to Adjourn at 7:28 pm by Pfister, 2<sup>nd</sup> Lundy. U P**

**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  
April, 2026  
By: Allen Roth, CMCA®, AMS®, PCAM®**

**Governance**

**Audit:** McMahon & Associates will be presenting the final audit at the upcoming April 14 board meeting. The draft audit is in your packet for review. Heather has been steadily working with them providing the requested documents and information. The December 2025 and January, February 2026 financials are completed and in your packet. These monthly financials are drafts based on the draft audit. If any change is made to the draft audit, then the monthly financials will have to be updated as well.

**Board Applications & Annual Meeting:** This is a reminder that this year's Annual Meeting is scheduled for July 25. The deadline to submit an application for the Board of Directors is May 11. There are three vacancies this year for 3-year terms. Wade, Eric and Ben are all eligible to run for their board positions. The schedule is as follows:

1. May 11 deadline for owners to submit applications to run for the Board
2. May 14, Board Secretary verifies candidate's eligibility to run for the Board
3. Newsletter Final Draft Articles and other Submittals: May 18, 2026
  
4. May 26 Certify members in good standing
5. Summer 2026 Newsletters are in the mail Friday, June 5 to property owners and Wyndham Timeshare Owners. Includes Notice and Call.
6. Approve any additions to the ballot at May 12 meeting with final form for submission to Vote Now on June 19.
7. Candidates Forum on June 23 at 6pm
8. Email notifications and post cards will be sent out on Wednesday, June 24. Voting starts Friday, June 26 and goes until Saturday, July 25 at 10am.
9. July 25 – Annual Meeting & After meeting Board Training

**Colorado Wildfire Resiliency Code:** I have previously provided the Board with a copy of the Colorado Wildfire Resiliency Code (CWRC) with a summary of the requirements and impact on PLPOA owners. Chris has been working with the county regarding enforcement of the Code and how it makes sense to work cooperatively. Working together will provide the homeowner with consistent information and a more efficient process to get their project approved. The Senate Bill mandates governing bodies to adopt the Code meeting minimum state standards. Both the Town of Pagosa Springs and Archuleta County will be adopting the Code by April 1 and will be implementing the Code by July 1.

The ECC and PLPOA staff had a work session to review the code. The next step will be to compare the CWRC with the PPP to see what necessary changes will need to be made so the PPP is compliant with the CWRC. Staff will work with the ECC to make proposed changes. Once the PPP is updated with all the proposed changes, it will be presented to the Board for approval. Our target date is to have a draft of updated PPP for the May 12 board meeting.

**ECC Member:** Michael Crowe has submitted an application to volunteer for the ECC. Michael has attended the required number of meetings and has been trained and included in the PPP applications. His application is included in the board packet.

### **Business**

**Capital Improvement Plan:** During the previous board meeting, it was agreed to use the average rank methodology for the 14 projects. It was also agreed that all 14 projects would be included in the capital improvement and three separate drafts of the plan would be developed for 3, 5 and 10 years. Adam Blocki, finance committee, was provided with all the information and he has comprised three different plans with all the financing of the projects. He has listed his assumptions used when developing the plan. Anything highlighted in blue can be manually changed and the numbers will be updated based on the included formulas. Obviously, the longer term in years the less deficit. By looking at the draft plan, to make up the deficit, a higher contribution amount can be budgeted to the capital fund. The other items to consider are the number of projects each year and extending it out further. You may also want to consider juggling the priority based on the cost.

Please keep in mind that the capital improvement plan is fluid and can be changed or updated at any time based on circumstances that may arise or opportunity for grant funding of a project.

**Fire Mitigation Plan:** An RFP was sent out, and we had five contractors present for the pre-bid meeting and visit the site locations. The bid sheet lists each of the sub-divisions with the individual tracts of that sub-division. Contractors were able to bid on all of them or just the ones they selected. So, a contract can be awarded to one company for all the subdivisions, or it can be broken down into more than one contractor awarded certain subdivisions only.

There is one subdivision labeled X Park Ave. This is the school property. Since we had scheduled to do work in Lakewood Village in which the greenbelt tracts border the school property, I contacted the school to see if they wanted to participate in the contract work. They agreed and Wildfire Adaptive Partners will be providing a 50% match grant on their property as well. Pagosa Schools will pay PLPOA for their portion of the mitigation work.

We received four bids. A bid summary sheet is in your packet for your reference as well as each individual bid. Vance & Bernard have received the greenbelt mitigation contract for the past two years and have done a good job.

**Pine Needle RFP:** We received three bids this year for the pine needle pick-up contract. I have included a summary spreadsheet of the three bids. Other than price per bag, the other differences are that G & I sanitation and One Man & His Dolly will be taking the pine needles to the landfill and Matthew Sherrill will be taking them to his farm out Piedre Road for composting. The County has confirmed that they are opening a new cell in the landfill and will accept the pine needles as long as they are in paper bags. The other difference is that G & I Sanitation has a trash truck for pick-up and was the contractor in 2024. They did a good job with very few complaints. Matthew has not done a contract like this and will be using a pick-up and dump trailer. One Man & His Dolly has a box truck. The other item to consider is that Matthew is proposing a 2-year contract if the Board is interested with no more than a 6% increase.

### **Community**

**Spring Clean-up:** I had a meeting with the Town and County regarding a partnership in a spring clean-up. PLPOA does a clean-up every spring and fall providing around 8 roll-off dumpsters for PLPOA owners to get rid of their junk. The target are those properties within the Vista and East Golf subdivisions that do not have garages and storage is minimal. By providing this service, it has reduced a lot of violations and neighborhoods are looking better. This past fall, we were unable to provide this service due to County Landfill not having space and trying to come into State compliance. This spring, instead of roll-off dumpsters, there will be a voucher system. Owners will have the opportunity to obtain a one-time voucher to haul their junk to the landfill anytime during the month of May. The County is opening a new cell and prefers a voucher system versus roll-offs in order to control the type of material coming into the landfill. Another meeting will be held to work out the details of the vouchers.

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**INTEROFFICE MEMORANDUM**

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**TO:** JONATHAN TURK

**FROM:** HEATHER LUNDY

**SUBJECT:** ACCOUNTING NOTES FOR MARCH 2026.

**DATE:** March 31, 2026

As of March 31, 2026, the Association has received \$1,049,375 or 47.31% of the total billed 2026 regular assessments of \$2,218,105. For the same period in 2025, the collections were approximately \$936,995 or 45.9% of the total of \$2,094,480 billed.

**Certificates of Deposit as of March 31, 2026:**

<b>MATURITY</b>	<b>RATE</b>	<b>VALUE</b>	<b>FUND</b>
4/21/2026	3.65%	\$125,000	Em Operating
10/20/2026	3.7%	\$241,000	Capital
10/26/2026	3.7%	\$175,000	Reserve
10/30/2026	3.75%	\$150,000	Capital
11/13/2026	3.65%	\$19,000	Capital
11/13/2026	3.65%	\$222,000	Reserve
11/19/2026	3.65%	\$208,000	Reserve
11/24/2026	3.8%	\$75,000	Operating
12/18/2026	3.95%	\$35,000	Trails Reserve

**\*\*Current CD rates (subject to change):**

3 month = 3.85%

6 month = 3.80%

9 month = 3.85%

# DEPARTMENT OF PROPERTY AND ENVIRONMENT BOARD REPORT

APRIL, 2026

By Larry D Lynch

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- 1. Lakes and Fisheries** – The lakes are in good condition heading into the early spring. Obviously the dry, warm winter is having an impact on early season water availability and is a concerning factor heading into the summer. But, the lakes are full for now and water quality is good. All four lakes are full or near full spill elevation, in fact Hatcher Lake is spilling as of April 1<sup>st</sup>. The lakes were stocked in March with a nice assortment of fish including around 5000 pounds of 12-16 inch rainbow trout and 4000 each of 3-5 inch largemouth bass and crappie (stocked in the lower 3 lakes). The fishing has been outstanding here in the early spring with anglers reporting excellent success on trout and bass. We did begin our early season aquatic weed and algae control in late March, quite a bit earlier than we would typically start, but this is not a typical year. We made some light aquatic weed control applications in a few select areas on the lakes and will monitor things closely as we move into the late spring. Floating docks have been moved into spring and summer positions, lake aeration systems have been shut-off for the season and we did some boat ramp grade and gravel work in early March to get things ready for the season. Anticipating another busy year on the lakes.
- 2. DPE Projects** – The DPE crew has been busy working on a number of projects including work around the lakes to get ready for the season; mailbox installations in Lakewood Village, Hatcher area and Trails area; continued work on the shop perimeter boundary fence; lawn and grounds cleanup and prep work and interior painting of the clubhouse. We are planning to begin the replacement of the Rec Center deck first week of April with demo work on the old decking and railing and will be replacing it with new composite decking and a new railing system and gate. It should come out looking great when completed, April is a good time to work on a project like this as it's usually a little slower at the Rec Center. We also will be working with the garden committee and growers to make some improvements at the Vista community garden this month, including creating a new planting area and irrigation system (a large 25 X 50 direct planting garden) just to the west of the existing raised beds.
- 3. CDC and Potential Chris Mt Park and Playground**- Allen and I met with Emily Lashbrooke with the CDC in late March to discuss the possibility of a park and playground in the Chris Mt/Trails neighborhoods. That area has seen incredible growth these past few years and additional new housing units are planned this year and next. Emily has been exploring grant funding options for a possible park and playground in that neighborhood for kids, it would also include a bus stop and tie in with planned trails

in the area. She has been working with a playground company designer to come up with a couple possible options for the park with costs associated with it. It could potentially be an opportunity to partner with the CDC on the grant and be able to leverage funding for a nice community amenity in the area. A Chris Mt area park was one of the top-rated park projects in the 2025 Updated Parks and Trails Master Plan.

4. **Greenbelt Mitigation Project 2026** – We released an RFP for greenbelt mitigation work in mid-March with bids due back in April for board consideration. Around 5 local contractors showed up for the pre-bid walkthrough on March 24<sup>th</sup> and we hope to have several bids for consideration by the April 6<sup>th</sup> deadline for submittals and for board review at the regular April board meeting. A total of 16 greenbelt tracts have been defined in the RFP for mitigation work in 4 subdivisions, totaling over 52 acres total. Additionally, the School District is wanting to have their school property mitigated and will be combining with our contractors to have that done, 15 acres of treatment that they will be paying for separately (but will be covered under the WAP cost share grant). We have qualified for a 50% cost-share grant through Wildfire Adapted Partnership for this work. Depending on where the bids come back and how it is awarded, there is a chance we could add a little bit of extra work this fall if budget allows and treat one or two more open space properties.
5. **Brush Collection Area** – We are planning to open the brush collection area for the season on April 8<sup>th</sup>. We ran the chipper in late March to grind up the existing pile of brush and trees and to get the machine tuned up and ready to go for the season. We anticipate an early rush of materials drop-off after a dry winter. We will keep to the weekly hours and times we have had the past several years for the facility to be open for drop-off's; Wednesday through Friday 8 a.m. to 4 p.m. and Saturdays 8 till noon. This schedule allows us to be able to run the large chipper on Mondays and Tuesday's safely without traffic.



**Pagosa Lakes Property Owners Association**

**Regular Board of Directors Meeting**

**Recreation Center Report**

<b>Attendance report for March</b>	<b>2026</b>
Timeshare Sign Ins	3,055
Member Sign Ins	7,051
Total User Attendance	10,106
<b>Programs and Activities Attendance</b>	
All programs in Aerobics Room	111
Water Aerobics	84
Racquetball	124
Basketball	91
Lap Lane	1074

## Manager's Summary

March was a busy month at the PLPOA Recreation Center due to spring break, resulting in strong overall usage and program participation. While Wyndham (timeshare) usage has decreased compared to last year, PLPOA member check-ins have remained nearly the same. Although total usage numbers are slightly down, we continue to see an increase in new memberships at the Recreation Center.

As we move into the off-season, the Recreation Center will focus on preparing for the summer months. Swim lessons will continue, beginning the first week of June and running through August, with an additional session planned for September or October.

I will also be working closely with Matt Nobles on upcoming programming. In addition to the swim team, we plan to launch a youth triathlon program this spring. This may be followed by additional offerings such as a cooking course and a spring dance program.

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### Recreation Center Monthly Comparison

	March 2026	March 2025
Total Attendance	10,106	11,478
Wyndham Check-Ins	3,055	4,384
PLPOA Member Attendance	7,051	7,094

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## Events & Programs

### Pagosa Lakes Porpoises Swim Team

March practices went very well, with 52 swimmers participating. The team is anticipating approximately 55 swimmers for the upcoming season.

Fundraising efforts are currently underway. Matt Nobles and Ryan Graham have been actively securing sponsorships, and the team has already raised over \$16,000.

On Friday, April 3rd, the Porpoises hosted a Swim-a-Thon with 40 swimmers participating. It was a great turnout, and the team has raised \$10,290.57 so far, with additional donations still expected.

The Porpoises will host their first mock meet this Saturday, April 11th, from 10:00 AM to 1:30 PM. The event will be followed by a team BBQ in the new parking lot. Community members are encouraged to come out and support the team, as this will be the only home meet of the season.

The Porpoises will be traveling to Durango ON April 18<sup>th</sup> & 19<sup>th</sup> for the first meet of the season!

### Facilities & Maintenance

- **Spring Clean Up** — Starting next week, I will begin a spring clean-up around the Recreation Center, including weed removal, pruning, edging, and the installation of new mulch in the garden areas.
- **Jacuzzi Jet Pump** — The jacuzzi jet pump has been repaired and is operating with no issues.
- **Cybex Treadmill Console** — One of the Cybex treadmills is experiencing console-related issues. As this model has been discontinued, sourcing replacement parts has been challenging; however, a new or refurbished console has recently arrived. The treadmill is still not fully repaired and is currently only operable via the touchscreen, as the hit pad is not functioning. We have two additional treadmills of the same model for comparison and troubleshooting. I tested a working console on the non-functioning unit, which did not resolve the issue. I then installed a working hit pad from another unit onto the non-functioning treadmill, which did

restore functionality. However, when the suspected faulty console and hit pad were installed on a fully operational treadmill, both components functioned without issue.

- **Cybex weight machines** — The padding on the Cybex weight machines naturally experiences wear and tear over time. The vinyl previously used for repairs did not hold up well. A new marine-grade vinyl has been sourced and installed on some machines, which is expected to provide improved durability and a longer lifespan.
- **Lap Pool Boiler** — The lap pool boiler has been replaced and is functioning well.

## Pagosa Lakes Community DCS February News

### MARCH HIGHLIGHTS -

March 2<sup>nd</sup>- March 5, we attended the International Code Conference, Colorado Resiliency Code training and certification course. We will begin understanding how to implement this new state-wide code into the PLPOA Improvement Design Standards & Project Permit Process, educating the Environmental Control Committee, the Board of Directors, and the Pagosa Lakes communities, including working with the Archuleta County and the Town of Pagosa Springs.

### COLORADO WILDFIRE RESILIENCY CODE Resources: Day 1

<https://dfpc.colorado.gov/sections/wildfire-resiliency-code-board>

### CWRC - Code Adoption & Implementation Resources

<https://dfpc.colorado.gov/code-adoption-implementation-resources>

Event Photographs - DCS & Co. Chapter ICC Educational Institute - Focus 2025 Colorado Wildfire Resiliency Code; <https://photos.app.goo.gl/Vg4jBYzJcMkLBXhJ7>

March 20<sup>th</sup> – The PLPOA & Black Hills Energy “Contractor Appreciation Lunch” was an enormous success! Community participation with local area contractors, sub-contractors, excavators, along with Colorado 811, Kelly Jones Frontier Precision, Trulog Steel Siding, Western Colorado Contractors Association, Archuleta County, Town of Pagosa Springs, LPEA, PAWS, CDOT, to name a few. Event Photographs Link: <https://photos.app.goo.gl/n8TTPoF5PGD62g3Z7>

The Pagosa Lakes Property Owners Association Department of Community Standards goal is compliance using engagement, education, and outreach methods, not violations or fines. We have found that using this philosophy, most of the time works. Sometimes, enforcement procedures raise the level of violations, fines, or legal.

### A Few Statistics: *Things are ramping up!*

<u>Description</u>	<u>Jan.</u>	<u>Feb.</u>	<u>March</u>	<u>YTD</u>
<b>New Projects</b>	21	44	50	115
<b>Concerns, addressed</b>	84	57	96	237 (79 average per month)
<b>Violations</b>	25	17	32	74

\*Ref: The ECC Liaison Reports, 2026, 2025, 2024, 2023.

**Vacation Rentals:**

PLPOA 417 units.

Archuleta County (unincorporated) 772 units.

Regional Estimate (Pagosa Area) 1,555 units.

**Active Construction Permits:**

70 Lead Inspector

68 Senior Inspector

67 Inspector

25 DCS MGR (Conflict resolution, stop work orders, legal, etc.)

**230 Permits, as of 3/23/2026 (875 YTD 2025, 1029 YTD 2024, 883 YTD 2023)**

Submitted, as is.

Thank you,

Christopher Simpson, Community Standards Manager

Pagosa Lakes Property Owners Association

# Pagosa Lakes Property Owners Association

April 14, 2026

Jenifer Pitcher

## Department Update

### Public Relations / Lifestyle / Tech

**PLPOA Lifestyle – Clubhouse Rentals, Services & Offerings:** we have 4 remaining weekend single day rentals for the summer.

**On the list:** printed summer newsletter, launch pine needle pick up, rec center online store, printed rec shirts for owners, board member election, annual meeting, owners appreciation, informational video, digitize DCS, move office 100% over to micro soft, partnerships for triathlons.

### Clubhouse Rentals & Activities Calendar:

Ongoing updates continue to be reflected on the activities and rentals calendar. Upcoming events include: spring flea market, annual meeting an owner appreciation.

SUN 29	MON 30	TUE 31	WED Apr 1	THU 2	FRI 3	SAT 4
PLPOA Easter Event	<ul style="list-style-type: none"> <li>9:30am Line Dancing (Begini</li> <li>1pm Games Group</li> </ul>	<ul style="list-style-type: none"> <li>8:30am Tai Chi with JUNE</li> <li>9am DCS Team</li> <li>11am Sherrie's Luncheon</li> <li>12pm Bridge</li> <li>5:30pm Zumba</li> </ul>	<ul style="list-style-type: none"> <li>Permitting 101</li> <li>8:30am ECC work Session</li> <li>10am Call ahead Line Dance</li> </ul>	<ul style="list-style-type: none"> <li>8:30am ECC Meeting</li> <li>8:30am Tai Chi Chih</li> <li>10am Fitness with June</li> <li>12:30pm Bridge</li> <li>2 more</li> </ul>	<ul style="list-style-type: none"> <li>12pm Friday Bridge</li> </ul>	
5 Easter Sunday	6 Easter Monday <ul style="list-style-type: none"> <li>9:30am Line Dancing (Begini</li> <li>1pm Games Group</li> </ul>	7 <ul style="list-style-type: none"> <li>8:30am Tai Chi with JUNE</li> <li>12pm Bridge</li> <li>5:30pm Zumba</li> <li>6pm Hearing Panel</li> </ul>	8 <ul style="list-style-type: none"> <li>10am Call ahead Line Dance</li> <li>11am Ranch Meeting</li> </ul>	9 <ul style="list-style-type: none"> <li>8:30am Tai Chi Chih</li> <li>10am Fitness with June</li> <li>12:30pm Bridge</li> <li>12:30pm Bridge</li> </ul>	10 <ul style="list-style-type: none"> <li>12pm Friday Bridge</li> </ul>	11 Reserved
12 Hold	13 <ul style="list-style-type: none"> <li>9:30am Line Dancing (Begini</li> <li>1pm Games Group</li> <li>5pm TOWN HALL</li> </ul>	14 <ul style="list-style-type: none"> <li>8:30am Tai Chi with JUNE</li> <li>9am DCS Team</li> <li>12pm Bridge</li> <li>5:30pm Zumba</li> <li>2 more</li> </ul>	15 Tax Day <ul style="list-style-type: none"> <li>8:30am ECC Work Session</li> <li>10am Call ahead Line Dance</li> </ul>	16 <ul style="list-style-type: none"> <li>8:30am ECC Meeting</li> <li>8:30am Tai Chi Chih</li> <li>10am Fitness with June</li> <li>11am Whispering Pines</li> <li>4pm Pagosa Girls Basketball</li> </ul>	17 Fire dept. Reserved <ul style="list-style-type: none"> <li>12pm Friday Bridge</li> </ul>	18 Reserved
19 <ul style="list-style-type: none"> <li>12:30pm Spiritual Experience</li> </ul>	20 <ul style="list-style-type: none"> <li>9:30am Line Dancing (Begini</li> <li>1pm Games Group</li> </ul>	21 <ul style="list-style-type: none"> <li>8:30am Tai Chi with JUNE</li> <li>12pm Bridge</li> <li>5:30pm Zumba</li> </ul>	22 <ul style="list-style-type: none"> <li>10am Call ahead Line Dance</li> </ul>	23 <ul style="list-style-type: none"> <li>8:30am Tai Chi Chih</li> <li>10am Fitness with June</li> <li>12:30pm Bridge</li> <li>12:30pm Bridge</li> </ul>	24 <ul style="list-style-type: none"> <li>10am Book Club</li> <li>12pm Friday Bridge</li> <li>7pm Ecstatic Dance</li> </ul>	25 Hold
26 <ul style="list-style-type: none"> <li>10am Back Up</li> </ul>	27 <ul style="list-style-type: none"> <li>9:30am Line Dancing (Begini</li> <li>1pm Games Group</li> </ul>	28 <ul style="list-style-type: none"> <li>8:30am Tai Chi with JUNE</li> <li>9am Allen-Vista Conf. Room</li> <li>9am DCS Team</li> <li>12pm Bridge</li> <li>5:30pm Zumba</li> </ul>	29 <ul style="list-style-type: none"> <li>10am Call ahead Line Dance</li> <li>11am Contractor gathering</li> </ul>	30 <ul style="list-style-type: none"> <li>8:30am Tai Chi Chih</li> <li>10am Fitness with June</li> <li>12:30pm Bridge</li> <li>12:30pm Bridge</li> </ul>	May 1 <ul style="list-style-type: none"> <li>12pm Friday Bridge</li> </ul>	2

### ECC Liaison Report

DESCRIPTIONS	March		YTD	Previous YTD		
	03/05	03/19	2026	2025	2024	2023
Construction of a new single-family Residential	3	2	11	56	69	45
Mobile /Manufactured New or used placement	0	0	0	0	4	0
Major Projects	1	3	12	58	55	49
Minor Projects	5	8	26	271	307	256
Owner-initiated Variance Request	0	0	0	4	9	9
Solar	2	2	8	32	24	27
Boat Dock and Shoreline Permit	0	0	1	18	8	0
Sign/ Banner permanent and temporary	0	0	0	2	7	2
Seasonal and Temporary structures	2	0	2	10	12	11
Written Request: Tree Removal/Fire Mitigation)	1	3	9	113	129	102
Written Request: Extensions/Revisions	6	7	33	210	283	280
Written Request: Miscellaneous	3	2	11	97	114	85
Construction of a new Commercial Structure	0	0	0	1	0	2
Construction of multi-family structures	0	0	0	1	0	2
Total Application submissions	23	27	115	875	1029	883
Total Approved Applications	23	27	115	870	1001	871
Total Preliminary Reviews	0	0	0	7	15	unk
As Form Inspection Additions	4	3	13	37	70	54
Notes						

Lot Changes	Jan 2	Feb 0	Mar 1	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total 3
<b>Consolidations</b> 39 Garnet Ct 105 Highland Ave 156 Caleta Pl.													
<b>Un-Consolidations</b>													

# **MINUTES OF THE PARKS, TRAILS AND OUTDOOR RECREATION COMMITTEE MEETING**

**MONDAY MARCH 23, 2026**

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The meeting was called to order at 3 pm by committee chair Kurt Raymond. Present were committee members Ken Wilbert, Russ Durrer, Dennis Medina and Mr. Raymond. Staff present was Larry Lynch, DPE Manager and Allen Roth, GM.

The minutes of the previous meeting last fall were reviewed and approved by the committee.

The committee discussed the Capital Projects that were recently ranked by the board for long-range planning purposes. Mr Roth summarized the Board's average score ranking of the 13 proposed projects, noting that the North Pagosa Blvd trail extension project was in the top 6. Also, that the Finance Committee is currently reviewing the project list and will be making a recommendation to the board concerning long-range funding. Allen also mentioned that the CDC and Emily Lashbrooke were exploring a grant to help fund a Chris Mt/Trails area park and playground project. It was noted that that project was a top rated project in the 2025 parks and Trails Master Plan and that if a grant were awarded it should become a priority for funding support. Kurt also mentioned the North Pagosa Blvd trail project that the town of Pagosa Springs may be moving toward, where a trail in combination with roadway improvements near Hwy 160 may be on the near horizon. It could become a recommended high priority and is a top rated project in the Parks and Trails Master Plan. It has always been a potential partnering opportunity with the town and county to extend the trail down to the Highway and over to the Hospital. More information on the potential project may become more clear in the near future.

Lynch summarized a couple of projects that could be in the works for the 2026 season including the possibility of a natural surface trail along North Pagosa Blvd up to Aspenglow. This project would probably hinge on a couple of unknowns, the exact scheduling of the potential hard surface trail and also would need to be surveyed first to establish alignment and private property boundaries. Lynch also stated that the gasline trail in the Vista/Trails community would be a good potential project for 2026, in fact a preliminary alignment has already been laid out and some brush work clearing along a portion of it was completed last fall.

It was noted that for the North Pagosa Trail project to move forward that a survey would be needed first to determine alignment and private property boundaries, and would be needed whether it was hard surface or natural surface trail.

The committee was updated on greenbelt thinning and mitigation work in 2026 where some of the greenbelts may have recreational potential including the large greenbelt in Vista/Trails where mitigation work would help clean things up where the gasline trail would be located.

The committee also discussed a concern brought to their attention concerning e-bikes being used on the hard surface trails and some instances of excessive speed. Lynch reminded the committee that the trails are designated as non-motorized and that e-bikes would technically be classified as having a motor. However, the past few years have seen a rise in e-bike popularity and all have observed a number of older folks utilizing them on the trails at slow, responsible speeds. After much discussion Mr. Raymond made a motion that the committee recommends that speed limit safety signs be installed along the paved trail system limiting speed for cyclists at 15 mph. The motion was seconded by ken Wilbert and approved unanimously.

The meeting was adjourned at 4:15 pm.

RANK	PROJECT	COST ESTIMATE	POSSIBLE GRANT	GRANT AMT
1	Renovate 19 upper garden beds	\$10,000	No	\$0
2	Rec Center Weight Room Addition	\$478,964	No	\$0
3	Play area & Outdoor Fitness expansion	\$90,000	Yes	\$0
4	Restroom Building - Lake Forest	\$45,000	No	\$0
5	Piedra Road natural surface-Aspenglow-Cloud Cap	\$20,000	No	\$0
6	N. Pagosa Trail extension-8ft. Asphalt	\$507,000	Yes	\$0
7	Restroom Building - Village Lake	\$45,000	No	\$0
8	Rec Center outside restroom building	\$115,000		\$0
9	50 Yard Natural Turf Field with Irrigation -Rec Center	\$151,525	No	\$0
10	Hatcher Trail Gravel Extension - Saturn to Pebble Circle	\$31,000	No	\$0
11	Construct Lap Pool	\$1,796,509	No	\$0
12	Dutton Creek Trialhead	\$25,000	No	\$0
13	Park Avenue Eagles Loft-Holiday - 8ft. Asphalt	\$403,000	Yes	\$0
14	Multi-purpose sports field - artificial turf	\$794,000	Yes	\$0

ASSUMPTIONS	
2026 Capital Improvement Fund Balance	\$917,247
2026 Capital Improvement Fund Additions	\$329,427
2027-Beyond Capital Improvement Fund Additions	\$329,427
Interest Rate Earned	2.0%
Cost Inflation	8.0%

RANK	PROJECT	COST ESTIMATE	YEAR
1	Renovate 19 upper garden beds	\$10,000	2026
2	Rec Center Weight Room Addition	\$478,964	2026
3	Play area & Outdoor Fitness expansion	\$90,000	2026
4	Restroom Building - Lake Forest	\$45,000	2026
5	Piedra Road natural surface-Aspenglow-Cloud Cap	\$20,000	2026
6	N. Pagosa Trail extension-8ft. Asphalt	\$507,000	2027
7	Restroom Building - Village Lake	\$45,000	2027
8	Rec Center outside restroom building	\$115,000	2027
9	50 Yard Natural Turf Field with Irrigation -Rec Center	\$151,525	2027
10	Hatcher Trail Gravel Extension - Saturn to Pebble Circle	\$31,000	2027
11	Construct Lap Pool	\$1,796,509	2028
12	Dutton Creek Trialhead	\$25,000	2028
13	Park Avenue Eagles Loft-Holiday - 8ft. Asphalt	\$403,000	2028
14	Multi-purpose sports field - artificial turf	\$794,000	2028

2026	2027	2028
\$10,000		
\$478,964		
\$90,000		
\$45,000		
\$20,000		
	\$547,560	
	\$48,600	
	\$124,200	
	\$163,647	
	\$33,480	
		\$2,095,448
		\$29,160
		\$470,059
		\$926,122

\$643,964      \$917,487      \$3,520,789

CARRYFORWARD BALANCE	\$917,247	\$614,764	\$27,238
PREVIOUS YEAR CONTRIBUTION	\$329,427	\$329,427	\$329,427
PROJECTED ANNUAL SPENDING	\$643,964	\$917,487	\$3,520,789

EXCESS FUNDS INVESTED	\$602,710	\$26,704	(\$3,164,124)
INTEREST EARNED / PAID	\$12,054	\$534	(\$63,282)

YEAR-END BALANCE      \$614,764      \$27,238      (\$3,227,406)

RANK	PROJECT	COST ESTIMATE	YEAR
1	Renovate 19 upper garden beds	\$10,000	2026
2	Rec Center Weight Room Addition	\$478,964	2026
3	Play area & Outdoor Fitness expansion	\$90,000	2026
4	Restroom Building - Lake Forest	\$45,000	2026
5	Piedra Road natural surface-Aspenglow-Cloud Cap	\$20,000	2026
6	N. Pagosa Trail extension-8ft. Asphalt	\$507,000	2027
7	Restroom Building - Village Lake	\$45,000	2027
8	Rec Center outside restroom building	\$115,000	2027
9	50 Yard Natural Turf Field with Irrigation -Rec Center	\$151,525	2027
10	Hatcher Trail Gravel Extension - Saturn to Pebble Circle	\$31,000	2027
11	Construct Lap Pool	\$1,796,509	2028
12	Dutton Creek Trialhead	\$25,000	2029
13	Park Avenue Eagles Loft-Holiday - 8ft. Asphalt	\$403,000	2030
14	Multi-purpose sports field - artificial turf	\$794,000	2030

2026	2027	2028	2029	2030
\$10,000				
\$478,964				
\$90,000				
\$45,000				
\$20,000				
	\$547,560			
	\$48,600			
	\$124,200			
	\$163,647			
	\$33,480			
		\$2,095,448		
			\$31,493	
				\$548,277
				\$1,080,228

\$643,964      \$917,487      \$2,095,448      \$31,493      \$1,628,505

CARRYFORWARD BALANCE	\$917,247	\$614,764	\$27,238	\$0	\$303,893
PREVIOUS YEAR CONTRIBUTION	\$329,427	\$329,427	\$329,427	\$329,427	\$329,427
PROJECTED ANNUAL SPENDING	\$643,964	\$917,487	\$2,095,448	\$31,493	\$1,628,505

EXCESS FUNDS INVESTED	\$602,710	\$26,704	(\$1,738,783)	\$297,934	(\$995,185)
INTEREST EARNED / PAID	\$12,054	\$534	(\$34,776)	\$5,959	(\$19,904)

YEAR-END BALANCE      \$614,764      \$27,238      (\$1,773,558)      \$303,893      (\$1,015,089)

SPECIAL ASSESSMENT      \$0      \$0      \$1,773,558      \$0      \$1,015,089

RANK	PROJECT	COST ESTIMATE	YEAR
1	Renovate 19 upper garden beds	\$10,000	2026
2	Rec Center Weight Room Addition	\$478,964	2026
3	Play area & Outdoor Fitness expansion	\$90,000	2027
4	Restroom Building - Lake Forest	\$45,000	2027
5	Piedra Road natural surface-Aspenglow-Cloud Cap	\$20,000	2027
6	N. Pagosa Trail extension-8ft. Asphalt	\$507,000	2028
7	Restroom Building - Village Lake	\$45,000	2029
8	Rec Center outside restroom building	\$115,000	2029
9	50 Yard Natural Turf Field with Irrigation -Rec Center	\$151,525	2029
10	Hatcher Trail Gravel Extension - Saturn to Pebble Circle	\$31,000	2029
11	Construct Lap Pool	\$1,796,509	2031
12	Dutton Creek Trialhead	\$25,000	2033
13	Park Avenue Eagles Loft-Holiday - 8ft. Asphalt	\$403,000	2034
14	Multi-purpose sports field - artificial turf	\$794,000	2035

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
\$10,000									
\$478,964									
	\$97,200								
	\$48,600								
	\$21,600								
		\$591,365							
			\$56,687						
			\$144,867						
			\$190,878						
			\$39,051						
					\$2,639,661				
							\$42,846		
								\$745,925	
									\$1,587,210

\$488,964    \$167,400    \$591,365    \$431,483    \$0    \$2,639,661    \$0    \$42,846    \$745,925    \$1,587,210

CARRYFORWARD BALANCE	\$917,247	\$772,864	\$953,589	\$705,484	\$615,497	\$963,822	\$0	\$336,016	\$635,049	\$222,922
PREVIOUS YEAR CONTRIBUTION	\$329,427	\$329,427	\$329,427	\$329,427	\$329,427	\$329,427	\$329,427	\$329,427	\$329,427	\$329,427
PROJECTED ANNUAL SPENDING	\$488,964	\$167,400	\$591,365	\$431,483	\$0	\$2,639,661	\$0	\$42,846	\$745,925	\$1,587,210

EXCESS FUNDS INVESTED	\$757,710	\$934,891	\$691,651	\$603,428	\$944,924	(\$1,346,412)	\$329,427	\$622,597	\$218,551	(\$1,034,861)
INTEREST EARNED / PAID	\$15,154	\$18,698	\$13,833	\$12,069	\$18,898	(\$26,928)	\$6,589	\$12,452	\$4,371	(\$20,697)

YEAR-END BALANCE    \$772,864    \$953,589    \$705,484    \$615,497    \$963,822    (\$1,373,340)    \$336,016    \$635,049    \$222,922    (\$1,055,558)

SPECIAL ASSESSMENT    \$0    \$0    \$0    \$0    \$0    \$1,373,340    \$0    \$0    \$0    \$1,055,558

**GREENBELT MITIGATION BID SUMMARY**

Contractor	Twincreek	Pagosa Trails	Lake Pagosa Park	Pagosa Pine II	Lake Forest Estates	Lakewood Village	X Park Ave.	TOTAL
Vance & Bernard Tree Service LLC	\$26,500	\$15,000	\$4,500	\$6,000	\$10,500	\$10,000	\$14,000	\$86,500
Sticks & Stones Land Management LLC	No Bid	No Bid	No Bid	No Bid	No Bid	\$21,180	\$29,800	\$50,980
Put Hill Customs LLC	\$30,800	\$30,000	\$4,800	\$6,000	\$17,400	\$18,400	\$29,800	\$137,200
San Juan Arborists	\$25,200	\$17,600	\$4,800	\$6,700	\$5,800	\$12,700	\$18,500	\$91,300

2026 PINE NEEDLE  
BIDS

COMPANY	COST PER BAG	NOT TO EXCEED	OWNER SIGN-UP	ROUTE CREATION	BAG TYPE	EQUIPMENT	DISPOSAL	REFERENCE
G & T Sanitation	\$3.75	N/A	Thru PLPOA	By PLPOA	30 gal recycle	Trash Truck	Landfill	2024 Pine Needle Contract
Matthew Sherrill	\$3.50	N/A	Thru PLPOA	BY PLPOA	30 gal recycle	Truck & Trailer	Farm for Compost	No previous experience, some landscaping - Propose 2-yr. contract
One Man & His Dolly	Did not provide per bag cost	Total \$36,000	Thru PLPOA	By PLPOA	30 gal recycle	26' Box Truck	Landfill	Moving & property clean-up