



**Board of Directors Regular Meeting  
May 12, 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**  
**April 14, 2026, Regular Meeting of the Board**
- 4. Disclosures of Conflicts**
- 5. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 6. Board Resignation & Appointment**
- 7. 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
- 8. Committee Reports:**
  - a. ECC Liaison Report April 2026 Meeting Minutes
  - b. Garden Committee
- 9. Unfinished Business**
  - a. Capital Improvement Plan Update
  - b. Liability Insurance
- 10. New Business**
  - a. Update of the Project Permit Process
  - b. Approval for Tract B Trails Subdivision for Grant
- 11. Correspondence**
- 12. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 13. Adjournment**



# PAGOSA LAKES

## PROPERTY OWNERS ASSOCIATION

Board of Directors Regular Meeting

April 14, 2026 6pm

Pagosa Lakes Administration Building

### MINUTES

Board Attendees: Eric Johnson-President  
Directors: Alan Pfister, Paul Zeman  
Via ZOOM-Ben Garcia-Vice President  
& Jonathan Turk-Treasurer  
By PROXY Wade Lundy-Director

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

Owners/Guests: Auditor, A Jones, M. Crowe, L. Merino, M. Sherrill, L. Lee, B. Munro, and P. Kriescher

**1. Call to Order at 6:07 pm by President Johnson**

**2. Verification of Quorum by Board VP Garcia**

- a. Approval of Agenda \* Motion to approve Agenda with change moving Item 7. Committee Reports b. Appoint new ECC Member to be immediately after item 5.Owner Comments by Pfister, 2<sup>nd</sup> Zeman. Passed with additional ayes Johnson, Garcia & Turk.

**3. Approval of the Minutes** \* Motion to approve the March 12, 2026, Regular Meeting of the Board by Pfister, 2<sup>nd</sup> Garcia. Passed.

**4. Disclosures of Conflicts - NONE**

**5. Owner/Member comments: NONE**

\* **Appoint new ECC Member:** Motion to appoint Michael Crowe who has met all requirements as a volunteer member of the ECC by Pfister, 2<sup>nd</sup> Zeman.

**6. Staff Reports:**

- a. General Manager's Report – GM Roth as submitted. Added that final of joint Big Spring Cleanup for free one load dump at landfill details being finalized.
- b. Treasurers Report by Turk \*Motion to rollover CD for 3 month by Turk,2<sup>nd</sup> Johnson. Passed.
  - i. 2025 Audit Report presented via ZOOM. Excellent report with NO recommendations, PLPOA meets industry standards. \* Motion to approve Audit by Pfister, 2<sup>nd</sup> by Zeman. Passed.
- c. Department of Property & Environment Report – Besides report as submitted; Lynch added several spring projects are completed or in process. Brush year open. Conservation Officers hired. Community Emergency Planning meeting to be held end of May. Pfister requested Larry and Bill Trimarco to present a Wildfire meeting to owners, Lynch to followup and a date will be set and announced via eblast.
- d. Department of Recreation Amenities Report – RA Mgr Graham as submitted. Additionally, a mock swim meet was held last weekend. Swim Team has raised about \$18K in sponsorship donations.
- e. Department of Community Standards Report- as is by Simpson. Two new team members added to staff.
- f. Lifestyle Report-as is by Pitcher.

\*Motion to accept Staff Reports as presented by Zeman, 2<sup>nd</sup> Turk. Passed.

**7. Committee Reports:**

- a. ECC Liaison Report March 2026 Meeting Minutes presented by GM Roth.
- Motion to approve the March 2026 EEC Report and Minutes by Johnson, 2<sup>nd</sup> Zeman. Passed.
- b. Appoint New ECC Member – moved item under 5.Owner/Member Comments
- c. Parks & Trails Committee – presented by Lynch. Summary of Minutes in Board packet. Discussion regarding trails conditions, posted as non-motorized yet conditional use of e-bikes with speed limit signs, CDC grant for housing in Trails/CM II to include new playground and bus stop.

**8. Unfinished Business**

- a. Capital Improvement Plan Update – Board discussion regarding previously ranked 14 projects and review Finance Committee member Adam’s prepared spreadsheet of 3, 5 and 10 years projection which all create a deficit. Roth suggested board may increase the number of years, decrease the number of projects. Further discussion and options resulted in decision to present a Capital Project Planning Meeting led by Turk to explain process, sub committee recommendations etc to the PLPOA ownership to be held on Monday, May 4, 2026.
- b. Liability Insurance – Zeman led lengthy discussion while voicing his recommendations concerning inclusions and exclusions on several policies. GM Roth tasked with investigating other large HOA’s insurance options.
- c. Wildfire Resiliency Code – Update from GM Roth. The ECC is working on changes to the PPP that will come before the board for approval. Ultimate responsibility for code enforcement is on Archuleta County.

**9. New Business**

- a. Greenbelt Fire Mitigation Bid Award – \* Motion to approve the 2026 Greenbelt Mitigation bids as follows; to Vance & Bernard Tree Service LLC Pagosa Trails, Lake Pagosa Park, Pagosa Pines II, Lakewood Village and X Park Ave for \$49,500. AND to San Juan Arborists Twin Creek and Lake Forest Estates for \$31,000 by Pfister, 2<sup>nd</sup> Zeman. Passed.
- b. Pine Needle Pick-up Bid Award – \* Motion to approve the 2026 Pine Needle Pick-up bid to Matthew Sherril & Lloyd Merino not to exceed \$54K with the guarantee that all bags will be composted by Pfister, 2<sup>nd</sup> Zeman. Passed. 3 Ayes Turk, Garcia Johnson, 2 naves Pfister and Zeman. Lundy’s proxy was for another bidder. NOTE: Increase of .25 cents to \$4.25 per bag after initial 20 bags per lot for free to be billed to Owners.

**10. Correspondence – NONE**

11. **Owner/Member comments:** Owner Lee expressed her appreciation for the mitigation. Owner Muro expressed her appreciation for transparency and positivity for the upcoming Capital Improvement Plan meeting.

**12. Motion to adjourn at 9:12 pm by Zeman, 2<sup>nd</sup> Pfister. Passed**

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

**Governance**

**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

**Board Vacancy:** Since there is an irregular board vacancy, the Board will need to determine how you want to fill the vacancy. There is no set process in the Bylaws in determining how to appoint an owner. Previous boards have done it various ways. The Bylaws, Article V, Section 8b states:

Vacancies on the Board caused by any reason other than removal by a vote of the Members may be filled with by appointment by a majority vote of the remaining directors at any time after the vacancy occurs, even though the directors present at that meeting may constitute less than a quorum. Only a Member in Good Standing may be appointed to fill the vacancy. Each person appointed will be a director who will serve for the remainder of the unexpired term. Appointment to fill the vacancy will not deny that director's eligibility to serve two full consecutive terms immediately following the appointed term.

Here are some options to consider:

- 1) Invite interested owners to the Executive Session on May 12 and interview them. Determine who you want to appoint, announce it at the general meeting and have them begin service right away. **( If the Board is considering someone wanting to run for the**

**Board, a decision needs to be made no later than May 18. This way we will know whether to include them on the ballot and the Notice & Call in the Newsletter.)**

- 2) Advertise the vacant position with a deadline to apply. Interview applicants with the intent of filling the vacancy by the July 14 meeting.
- 3) Wait to fill the vacancy until after the election. The new board can select someone who was not voted on or choose someone else.

**PPP Update:** Both the Town of Pagosa Springs and Archuleta County have adopted the Colorado Wildfire Resiliency Code (CWRC) and will be implementing the Code by July 1. I have previously provided the Board with a copy of the Code 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 ECC and PLPOA staff had a work session to review the PPP to see what necessary changes need to be made to the PPP as it pertains to the CWRC. The conclusion is that the PPP should be updated to acknowledge the CWRC and that the Town and County are responsible for the enforcement of the code. If we add portions of the code into the PPP, then PLPOA will become responsible for those portions to enforce because it is now in the PPP. A few other changes have been made to keep the document current. All changes are marked in red. These proposed changes have also been sent to Legal Counsel for review.

The current PPP is over 150 pages. This makes the document overwhelming and difficult to find the particular information an owner is seeking. So, all the application forms, tree care information and other unnecessary information have been removed. The PPP needs to provide just the information necessary for an owner to obtain a specific permit. It is now just under 100 pages.

A draft of the proposed changes will be provided for review and approval.

### **Business**

**Capital Improvement Plan:** Based on the Board's last month meeting discussion regarding funding the capital projects, I have updated the capital improvement plan to a 3-year plan only and sent a copy to each board member. This updated plan also removed projects 9, 11, 13 and 14 and spread the remaining ones over three years providing a positive balance in the fund. After Turk's presentation on May 4, the Board can determine if it wants to move forward and approve the capital plan or make further adjustments. 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.

**Delinquent Notices:** The 2026 dues assessments had to be received by the end of business on May 1. Vantaca automatically charged the \$50 late fee on May 2 to owner's accounts who failed to pay. We closed May 1 with 593 owners' delinquent. Last year we had 673.

We will be following the Collection Policy with late notice letters and statements being sent out on May 5. A second letter will be sent out on June 2 reminding owners that they have not paid their dues assessments. Remaining delinquent accounts will receive phone calls per the state statute which replaced posting notices on their door by the Sheriff. The remaining delinquent accounts will have a lien placed on their property and be presented to the Board to send to Legal for collections on July 14.

**Insurance:** There were three items being discussed with Brown & Brown Insurance regarding the Association's coverage. The first one is regarding securing a liability policy on the swim team for \$7M. This policy is unnecessary. The swim team has a \$5M liability policy with USA Swim with PLPOA as the policy holder on the certificate. This means that anything to do with the team itself would come from the USA Swim policy. The Recreation Center pool is covered under the Association's commercial liability policy and umbrella. If the Association were to take a policy out on the swim team, it would be subjecting itself to any liability from the swim team.

The second item is regarding "tail insurance". Brown & Brown Insurance looked at whether a "tail" or "prior acts (nose)" type policy could apply. They note that those are typically used with claims-made policies to either extend the reporting period or pick up prior acts, but they only apply to exposures that were already covered — they do not add coverage back in for something that was specifically excluded. There are no prior or current claims.

In this case, the prior policy was written on an occurrence basis and had a clear exclusion for the over-water and dam exposures during that period. Because of that, there isn't a traditional mechanism to go back and fill that gap after the fact- this is typically not needed as that policy period has come and gone, with no notice of incident or claims reported.

Brown & Brown also explored whether there are any specialty or manuscript-type options in the market. These are very limited, generally not commercially available, and would come with a very high minimum premium (typically \$150K – 250K+ plus taxes and fees) with no guarantee of placement. They also said while it may be technically possible to find a carrier willing to consider a one-off, highly manuscript policy, it would be very unlikely and, if available, would be extremely expensive and include a significant self-insured retention (150k+ in deductible).

Brown & Brown stated this situation is not uncommon and is generally not viewed as a material issue, especially given that the policy period has passed without any known incidents or claims. The association maintained continuous coverage, and the exposure has since been properly addressed under the current program.

The third additional coverage is for SAM insurance. I am currently still waiting for more information as there was no formal proposal due to the SAM coverage being offered via endorsement of the main package. They indicated they can add \$1 million per claim / \$1 million aggregate via endorsement which would come out to \$5,030 annually plus taxes and fees. Once I receive the information, I will share it with the board.

**Fire Mitigation Plan:** Both San Juan Arborists and Vance & Bernard Tree Service have signed their contracts and provided certificates of insurance. Both anticipate starting to work this month. We will be providing locations in which owners can pick up firewood from the mitigation work. Since Wildfire Adaptive Partners will be providing a 50% match grant on the cost, we will be working with them throughout the contract.

**Pine Needle Service:** We had a meeting with Matthew to coordinate services for the pine needle pick-up. We reviewed route planning, bag counting, schedules etc. Matthew signed the contract with the not to exceed clause, a one-year extension based on performance and all pine needles to be used for compost. We will begin pick-up on May 6. Owners are already signing up for their pine needles to be picked up. Pine needles in plastic bags will not be picked up, only those in the paper bags which can be purchased at ACE Hardware.

**LPEA Power Shutoff Policy:** LPEA has released a new policy regarding shutdown of electric service for community safety during red flag conditions or extreme dry conditions. Shutting down the electric service will help prevent the cause of wildfire. LPEA will provide advance notice when they plan for a shutdown. Communities can go without power for 24 hours or days depending on conditions.

PLPOA does not have any generators so phones, computers, and lights will be out during the power outage. We will have to shut down facilities and make plans for staff during this time.

**E-Newsletter & Marketing:** Jen has been doing a terrific job with turning the eblast into a e-newsletter. Staff have been assisting in providing promotional and informational material on programs, services, and facilities. All shining a positive light on the community. This is part of our marketing plan, and we will continue with implementing other strategies. Some of these would include development of a promotional / informational video on PLPOA, and recruitment gathering for the various committees, and SWAG for the Recreation Center.

**Trails Subdivision Park:** I am working with the Community Development Council(CDC) regarding funding for a children's park in the Trails Subdivision. A proposed parking lot next to the water station on Trails Blvd would serve the children's play park on the PLPOA greenbelt behind the water station. The parking lot would also have bus shelter for scheduled bus stops by Community Transit. CDC is working on a grant with Great Outdoors Colorado looking to submit it in July. There is a possibility that CDC will need to show commitment from the PLPOA for the use

of the greenbelt property to construct the play park. Thus, we need Board approval and document into the minutes for the grant application.

### **Community**

**Pinon Lake Treatment Agreement:** Last year PLPOA assisted both Wyndham and the Golf Course in treating Pinon Lake to control vegetation. Larry is again working with both this year with another contract agreement. The purpose of the lake herbicide applications is to control the vegetation which was decomposing and causing a bad odor resulting in the Colorado Department of Public Health & Environment receiving complaints. Since both Wyndham and the golf course use Pinon Lake for their irrigation, the odor was widespread. They each own half of the lake. This issue is the responsibility of both the golf course and Wyndham since they share ownership of Pinon Lake, and their irrigation comes from the lake. Our interest is that we have a large number of owners who border both the golf course and Wyndham timeshares are impacted by the odor coming from their irrigation. They will be billed for Larry's services and the cost of the chemicals.

**Spring Clean-up:** PLPOA is working in partnership with the Town and County in the Big Spring Clean instead of providing roll-off dumpsters for PLPOA owners to get rid of their junk. This will save the Association funds while still providing a service to PLPOA owners to remove their accumulated debris. By providing a clean up service, it has reduced a lot of violations and neighborhoods are looking better. This program is based on 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. Vouchers can be obtained at PLPOA, Town Hall or the County Road & Bridge building. 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.

**PLPOA hosting Community Meetings:** PLPOA is staying involved in the greater community of Pagosa Springs. We recently hosted a town hall meeting in which the County provided information to owners regarding the lodging tax increase and sought owner input on where additional funds should be spent.

The Association will also be a host site for one meeting in a series of meetings regarding the schools, hospital and lodging tax. The Community Conversation series begins on May 13 at 5:30 pm at the High School Auditorium.

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**INTEROFFICE MEMORANDUM**

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**TO:** JONATHAN TURK

**FROM:** HEATHER LUNDY

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

**DATE:** April 30, 2026

As of April 30, 2026, the Association has received \$1,844,345 or 83.15% of the total billed 2026 regular assessments of \$2,218,105. For the same period in 2025, the collections were approximately \$1,680,025 or 82.3% of the total of \$2,094,480 billed.

**Certificates of Deposit as of April 30, 2026:**

<b>MATURITY</b>	<b>RATE</b>	<b>VALUE</b>	<b>FUND</b>
7/22/2026	3.85%	\$125,000	EM Oper
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

## DEPARTMENT OF PROPERTY AND ENVIRONMENT

### MAY 2026 BOARD REPORT

By Larry D Lynch

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- Lakes and Fisheries** – The lakes are in good condition currently, water temps have remained cool thanks to a relatively cool spring with surface temps in the upper 50's. The lakes are all at full spill capacity as of the end of April, however, we learned that the Four-mile Creek diversion water was cut-off at the end of April which means we will not be receiving any new water until later this fall and it's shaping up to be a potentially tough summer. We're hoping for some spring and summer moisture to help get us through. We have been working on all four lakes with early season aquatic weed and algae control applications, the goal being early season control on Myriophyllum and Ranunculus species as well as some early season filamentous algae that was coming on in Lake Forest. We plan to finish up our spring stocking this month with another 1250 pounds of 12-16 inch rainbow trout which will finish us up until late September. The fishing has been very good this spring with anglers reporting great success on trout, bass and crappie as well as good yellow perch activity especially in Village Lake. We saw some very large bass being caught on Lake Pagosa and Hatcher Lake this spring approaching 6 or 7 pounds in a few cases, monsters.
- Pinon Lake** – We treated Pinon Lake near Highway 160 in April under a cooperative agreement with the Golf Course and Wyndham. In years past the lake has looked a little rough and has produced some odor issues due to it's very shallow nature. Last year we went in and treated a large portion of the lake with an early season Sonar One aquatic weed control application to control the water milfoil and ranunculus weeds; and assisted Wyndham in securing and installing a large lake aeration, floating system near the dam to mix the water. Those efforts helped improve the situation (although not perfect). Wyndham and the Golf Course will be paying for our costs including product and time spent on the lake.
- DPE Projects** – The DPE crew has been busy the past few weeks working on a number of projects. We opened up the brush collection area in early April and have seen steady drop-offs all spring and have been running the chipper weekly to keep up with it; the crew has been working on re-building the Rec Center deck as part of a scheduled reserve/replacement project and it's looking great with new composite decking and plan to have the railing completed in early May; working on spring grounds and landscaping projects and plan to activate the irrigation systems soon (although being in water restrictions and with concerning snowmelt results we will be watering very, very conservatively this year); working on some Vista Garden support projects including new

mulch and irrigation modifications; and working on some dam maintenance items and shoreline projects.

4. **Greenbelt Thinning Operations** – The contractors plan to start the greenbelt thinning and mitigation work this month after board approval of contracts a few weeks ago. Vance and Bernard will be working in Lakewood Village, Lake Pagosa Park, Pines II and Trails; and San Juan Arborists will begin work in Lake Forest Estates and Twincreek. We will be working closely with both contractors to help navigate through the properties and select smart tree removals. Firewood will be available at all of the greenbelt target areas for owners to pick up for free. In years past that wood disappeared fast.
5. **Defensible Space Workshop**- Bill Trimarco with Wildfire Adapted Partnership and myself are planning to hold a defensible space workshop for owners on May 6<sup>th</sup> at the Clubhouse, 5:30 to 7 p.m. We will be discussing how to protect homes and properties through defensible space; a discussion on home owner insurance challenges; PLPOA efforts the past few years including a summary on the greenbelt mitigation work, the brush collection area, pine needle pick-up program, etc; we will also be hearing from the forest service who will outline mitigation work in the National Forest near the subdivisions over the past many years.
6. **Weed Control** – I began weed control efforts in the community in April with weed control at our facilities, parks and lake areas, and along the trail system shoulders. I already have a handful of owners who have requested noxious weed control on their property and will start work on those areas this month.
7. **Lake Forest Circle Trail Resurfacing** – Strohecker Asphalt plans to begin work on resurfacing portions of the Lake Forest Trail in mid-May or perhaps even sooner. They will be milling/grinding the old surface, reshaping and compacting and overlaying a new 2-inch asphalt surface on an older section of the paved trail between Fawn Ct and Wilderness and a section of trail south of the dam. This is a reserve replacement project approved by the board last month. The trail will be closed during construction. Strohecker plans to get in and get out as quickly as possible, they have other projects on the docket, which works well for us. I treated weeds and grasses on the trail shoulders in preparation for the project.



**Pagosa Lakes Property Owners Association**

**Regular Board of Directors Meeting**

**Recreation Center Report**

<b>Attendance report for April</b>	<b>2026</b>
Timeshare Sign Ins	1,174
Member Sign Ins	6,141
Total User Attendance	7,315
<b>Programs and Activities Attendance</b>	
All programs in Aerobics Room	92
Water Aerobics	75
Racquetball	86
Basketball	61
Lap Lane	998

## Manager's Summary

April has been a slower month as we transition into the off-season. During this period, the Recreation Center will shift its focus toward preparing for the busy summer months. Swim lessons will resume the first week of June and run 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. We are also exploring additional offerings, including a cooking course and a spring dance program.

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### Recreation Center Monthly Comparison

	March 2026	March 2025
Total Attendance	7,315	1,247
Wyndham Check-Ins	1,174	6,420
PLPOA Member Attendance	7,315	7,667

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## **Events & Programs**

### **Pagosa Lakes Porpoises Swim Team**

The Porpoises officially kicked off their season in April. The team hosted its first mock meet on Saturday, April 11th, followed by a team BBQ at Uncles.

From April 17th–19th, the team competed in Durango at the Jolean Scott Memorial Meet. Several swimmers earned second- and third-place finishes, and our girls' medley relay placed second out of eight teams.

### **Swim Lessons**

Registration for June swim lessons is now open. Beginner courses have already reached capacity, and most intermediate classes are nearly full. Lessons will run June through August.

I am actively working to hire and train additional swim instructors as demand continues to grow. This remains challenging, as we are the only full-service pool in town.

### **Junior Triathlon Training**

The Junior Triathlon Program is ready to launch, with a planned start in mid-May. I will be leading the program and am currently seeking an experienced cyclist to assist. Sessions will run on Mondays, Wednesdays, and Fridays.

### **Aquatic Biology Program for Youth**

A hands-on science program that introduces young people to freshwater or marine ecosystems by exploring aquatic organisms, habitats, water quality, and conservation practices, while building STEM skills and environmental stewardship.

## **Facilities & Maintenance**

- Spring Clean-Up Beginning next week, I will start spring clean-up around the Recreation Center, including weed removal, pruning, edging, and installing new mulch in the garden areas.
- Cybex Treadmill Console One of the Cybex treadmills is experiencing console issues. Although the model has been discontinued, a replacement

console has arrived. The treadmill currently operates only via touchscreen, as the hit pad is non-functional. Troubleshooting has included swapping consoles and hit pads with functioning units. A working hit pad restored functionality on the affected treadmill, but the suspected faulty components worked normally when installed on a fully operational unit. Troubleshooting is ongoing.

- **Cybex Weight Machines** The padding on the Cybex weight machines has shown natural wear over time. The previous vinyl used for repairs did not hold up well. A new marine-grade vinyl has now been sourced and installed on several machines, offering improved durability and longevity.

## **Pagosa Lakes Community Standards April News**

### **A Few Highlights -**

#### **Community Update -**

Aspen House groundbreaking ceremony and is under construction.

A home full of hope, opportunity, and belonging for adults with developmental disabilities.

<https://aspenhousepagosa.org/>

We are proud to be a part of such a wonderful project!

#### **Environmental Control Committee Updates -**

##### **Community and Projects Tour -**

The Environment Control Committee completed a community and project tour with our very own, Danny Musgrove, DCS Senior Inspector.

"Hi Chris,

At your request, inspector Danny Musgrove showed me PLPOA developed neighborhoods.

What I found most interesting was the variety of high-quality properties and residences within the individual neighborhoods.

We visited a variety of properties which included both residences currently under construction and recently completed. We visited several contractors and property owners. The construction methods include traditional framed homes and a straw bale home. We also visited properties where additional developments are proposed or under construction.

The tour was informative and instructional. Danny was a fine host."

"Dito!!! Danny showed me around and I was able to get a better perspective of the construction and improvement upgrades within the POA. Thanks again for arranging this drive. Very informative."

We plan to do this more often, and again, if an ECC member or a board member ever has questions about an agenda item, a specific project, on-site and involving an inspector's perspective can be a valuable experience. We will make ourselves available anytime.

### **PPP Updates -**

Mr. Allen Roth, General Manager, has made some changes to the PLPOA Improvement Design Standards & Project Permit Process, removing all the forms, and documented changes and dates sections; this reduced it by about 50 pages. The updates made are in red, just stating the CWRA exists and will need to be complied with through the County or Town. On May 6<sup>th</sup>, during the Environmental Control Committee work session, we plan to go over the PPP and discuss any changes; hopefully finalize May 7<sup>th</sup>, and present to you, the Board of Directors.

### **The DCS Trends -**

The Pagosa Lakes Property Owners Association Department of Community Standards team's 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. The number of concerns received, investigated, and addressed, brought into compliance by the DCS team's hard work; In January **84**, February **57**, March **96**, and April **84**; YTD **321**.

We have seen an increase in projects being submitted; In January, (1/8-16) (1/22-5) **21**, in February, (2/5-12) (2/19-32) **44**, in March, (3/5-23) (3/19-27) **50**, and in April, (4/2-33) (4/16-53) **86**; YTD **201** total projects. At this same time last year, we had **169** YTD submitted projects.

### **"The Transition" -**

A special thank you to the entire DCS team for their outstanding dedication, hard work, and customer service during an extremely busy transitional month.

Submitted, as is.

Thank you,  
Christopher Simpson, Community Standards Manager  
Pagosa Lakes Property Owners Association

# Pagosa Lakes Property Owners Association

May 12, 2026

Jenifer Pitcher

## Department Update

### Lifestyle / Tech/Communications

**On the list:** printed summer newsletter, 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 meetings.

**TECH/Systems:** Automated the ecc agenda process, have back end, routes and charging for pine needle system set and in place. Looking into new rec software.

**Community:** Clean up voucher location pick up, Seed to super program location

- See GM report for upcoming important deadlines and dates.

SUN 26	MON 27	TUE 28	WED 29	THU 30	FRI May 1	SAT 2
10am Back Up	9:30am Line Dancing (Begini) 1pm Games Group	8:30am Tai Chi with JUNE 9am Allen-Vista Conf. Room 9am DCS Team 2 more	10am Call ahead Line Dance 11am Contractor gathering	8:30am Tai Chi Chih 10am Fitness with June 12:30pm Bridge 12:30pm Bridge	12pm Friday Bridge	
3	4	5	6	7	8	9
	9:30am Line Dancing (Begini) 1pm Games Group 5:30pm Capital Plan	Cinco de Mayo 8:30am Tai Chi with JUNE 12pm Bridge 2 more	8:30am ECC work Sasion 10am Call ahead Line Dance 5pm Reserved - Wildfire 5pm seed to super	8:30am ECC Meeting 8:30am Tai Chi Chih 10am Fitness with June 3 more	12pm Friday Bridge	
10	11	12	13	14	15	16
Mother's Day	9:30am Line Dancing (Begini) 1pm Games Group	8:30am Tai Chi with JUNE 9am DCS Team 12pm Bridge 3 more	10am Call ahead Line Dance	8:30am Tai Chi Chih 10am Fitness with June 12:30pm Bridge 12:30pm Bridge	12pm Friday Bridge	Spring Flea Market
17	18	19	20	21	22	23
12:30pm Spiritual Experience	9:30am Line Dancing (Begini) 1pm Games Group 3pm Pickleball annual meetr	8:30am Tai Chi with JUNE 12pm Bridge 5:30pm Zumba	8:30am ECC Work Session 10am Call ahead Line Dance	8:30am ECC Meeting 8:30am Tai Chi Chih 10am Fitness with June 3 more	10am Book Club 12pm Friday Bridge 7pm Ecotatic Dance	HOLD
24	25	26	27	28	29	30
	Memorial Day 9:30am Line Dancing (Begini) 1pm Reserved 1pm Games Group	8:30am Tai Chi with JUNE 9am Allen-Vista Conf. Room 9am DCS Team 2 more	10am Call ahead Line Dance	8:30am Tai Chi Chih 10am Fitness with June 12:30pm Bridge 12:30pm Bridge	Reserved 12pm Friday Bridge	
31	Jun 1	2	3	4	5	6
Reserved	9:30am Line Dancing (Begini) 1pm Games Group 4pm Community Forum	8:30am Tai Chi with JUNE 12pm Bridge 5:30pm Zumba 6pm Hearing Panel	8:30am ECC work Sasion 10am Call ahead Line Dance	8:30am ECC Meeting 8:30am Tai Chi Chih 10am Fitness with June 3 more	Hold 12pm Friday Bridge	Naconsa at vista lake Suzan Avory Rental

## ECC Liaison Report

DESCRIPTIONS	April		YTD	Previous YTD		
	4/02	4/16	2026	2025	2024	2023
Construction of a new single-family Residential	0	5	16	56	69	45
Mobile /Manufactured New or used placement	0	0	0	0	4	0
Major Projects	5	2	19	58	55	49
Minor Projects	9	27	62	271	307	256
Owner-initiated Variance Request	0	1	1	4	9	9
Solar	0	0	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	0	1	3	10	12	11
Written Request: Tree Removal/Fire Mitigation)	6	0	15	113	129	102
Written Request: Extensions/Revisions	4	12	49	210	283	280
Written Request: Miscellaneous	7	3	21	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	33	53	201	875	1029	883
Total Approved Applications	32	52	199	870	1001	871
Total Preliminary Reviews	5	0	5	7	15	unk
As Form Inspection Additions	1	2	16	37	70	54
Notes						

Lot Changes	Jan 2	Feb 0	Mar 1	Apr 1	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total 4
Consolidations 1													
Un-Consolidations													

## Garden Committee Minutes 3/30/2026

In attendance: June, Deborah, Becky, Mike, Toni and Marcus

This was a working meeting.

- Vista Garden
  - Fruit trees watered.
  - The outside perimeter of the garden was weed wacked.
  - Cardboard, garden cuttings, and dirt layered under plastic for spring till garden, also on the west side of the greenhouse, and the north border of the fence. Both of which will be used for flowers and herbs. All these areas were watered or used water-soaked cardboard.
  - Plants checked on in the greenhouse. They are sprouting.



## Garden Committee Minutes 4/9/2026

In attendance: Deborah, Becky, Mike, Toni, Carole, and Marcus

This was a working meeting.

- Vista Garden
  - The perimeter of the fence on the north side and the east side of the greenhouse all received a layer of newspaper and mulch.
  - Plants in the greenhouse were tended with some tomato plants getting larger pots and a water tent.
  - The strawberry beds were deep watered.
  - Discussion about what perennial flowers to plant on the perimeter.
  - Strawberries will be planted by Deborah and June on April 30 after 11:00, straw laid and then watered.
  - Several bed renters came out, received a garden, shed and greenhouse tour. They added mushroom compost and garden soil to their beds. Marcus assisted in putting a third line of drip.
  - Tell Larry, we need t-connectors, hose clamps, and end stops to continue adding third lines of drip.
  - TBA: the garden committee will discuss a date and time to add newspaper and mulch to the three sisters bed.

## Garden Committee Minutes 4/23/2026

In attendance: Deborah, Becky, Mike, Toni and Marcus

This was a working meeting.

- Vista Garden
  - The outside perimeter of the garden was weed wacked.
  - Plants in the greenhouse were tended to and watered.
  - Weeds pulled in the three lower beds between shed and greenhouse. Manure added and dirt turned over. Watered well.
  - Discussion about weeds around beds and to have bed renters tend to them,
  - Discussion about having dirt and mulch delivered, Toni emailed Larry. Larry responded.
  - This was a meet the bed renters day, however the weather kept them away. Will try again Saturday, April 25 at 11:00.



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
10	Hatcher Trail Gravel Extension - Saturn to Pebble Circle	\$31,000	2027
12	Dutton Creek Trialhead	\$25,000	2028

2026	2027	2028
\$10,000		
\$478,964		
\$90,000		
	\$45,000	
\$20,000		
	\$547,560	
	\$48,600	
		\$124,200
		\$33,480
		\$29,160

\$598,964      \$641,160      \$186,840

CARRYFORWARD BALANCE	\$917,247	\$660,664	\$355,910
PREVIOUS YEAR CONTRIBUTION	\$329,427	\$329,427	\$329,427
PROJECTED ANNUAL SPENDING	\$598,964	\$641,160	\$186,840

EXCESS FUNDS INVESTED	\$647,710	\$348,931	\$498,497
INTEREST EARNED / PAID	\$12,954	\$6,979	\$9,970

YEAR-END BALANCE      \$660,664      \$355,910      \$508,467

Tract B - Trails

# ArcGIS Web Map



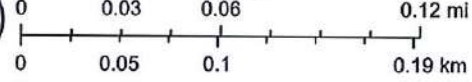
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|------------------|---------------------------|------------------------------|------------------------------|
| Parcel           | Places                    | Town of Pagosa Springs       | High Resolution 30cm Imagery |
| Road Centerlines | Subdivision Labels        | World Imagery                | Citations                    |
| C - County       | Subdivisions              | Low Resolution 15m Imagery   | 1.2m Resolution Metadata     |
| P - Private      | Archuleta County Boundary | High Resolution 60cm Imagery |                              |



Vantor

1:4,418



# ArcGIS Web Map



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- |                  |                           |                              |
|------------------|---------------------------|------------------------------|
| Parcel           | Places                    | Town of Pagosa Springs       |
| Road Centerlines | Subdivision Labels        | World Imagery                |
| C - County       | Subdivisions              | Low Resolution 15m Imagery   |
| P - Private      | Archuleta County Boundary | High Resolution 60cm Imagery |

- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata



Vantor

