



**Board of Directors Regular Meeting
June 9, 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**

May 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 May 2026 Meeting Minutes
- 8. Unfinished Business**
 - a. Update of the Project Permit Process
 - b. SAM Insurance
- 9. New Business**
 - a. Approved agenda for the Annual Meeting
- 10. Correspondence**
- 11. Owner/Member comments (individual comments are limited to three (3) minutes)**
- 12. Adjournment**



**Board of Directors Regular Meeting
May 12, 2026 6pm
Pagosa Lakes Administration Building**

MINUTES

**Board Attendees: Ben Garcia-Vice President
Sasha King-Secretary, Al Pfister-Director
Via Zoom: Turk-Treasurer, Wade Lundy-Director
Proxy: Eric Johnson-President
Newly appointed Director: Bill Nobles**

**Staff Attendees: 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: L. Lee, B. Munro, B. Nobles and Sheriff M. LeRoux

- 1. Call to Order @ 6:07 pm by VP Garcia**
- 2. Verification of Quorum by Board Secretary King**
 - a. Approval of Agenda - *Motion to approve Agenda by King, 2nd Pfister. Passed.
- 3. Approval of the Minutes** * Motion to approve the Minutes of the April 14, 2026, Regular Meeting of the Board (with change of PNPU Bid Award motion made by Turk not Pfister) by King, 2nd Pfister. Passed.
- 4. Disclosures of Conflicts: NONE**
- 5. Introduction of Bill Nobles**-Board candidate to fill irregular opening. Nobles gave short presentation on his qualifications and his desire to become a Board member to build and enhance our community development and quality of life by being proactive vs. reactive.
- 6. Owner/Member comments:** Owner L. Lee thanked Bill Nobels for stepping up to fill irregular board opening.
- 7. Board resignation and Appointment** * Motion to ratify the unanimous acceptance of Paul Zeman's emailed letter of resignation from the Board of Directors effective April 17, 2026 by King, 2nd Pfister. Passed.
*Motion to appoint Bill Nobles to the fill the Board irregular vacancy and finish the remainder of the term ending July 2028 by King, 2nd Pfister. Unanimous with Johnson proxy.
- 8. Staff Reports:**
 - a. General Manager's Report- GM Roth stated it stands as submitted.
 - b. Treasurers Report – as presented by Treasurer Turk.
 - c. Department of Property & Environment Report – DPE Mgr Lynch as submitted with update on several projects.
 - d. Department of Recreation Amenities Report – As submitted by R. Graham RA Mgr.
 - e. Department of Community Standards Report – As is by C.Simpson DCS Mgr, additionally PPP being updated to be reviewed by Board in June.
 - f. Lifestyle Report- Submitted- as is by J. Pitcher; reminder Summer Newsletter (Notice & Call) deadline approaching for article submission.

*Motion to accept Staff Reports as presented by King, 2nd Pfister. Passed

9. Committee Reports:

- a. ECC Liaison Report April 2026 Meeting Minutes – by Simpson DCS Mgr
- b. Garden Committee- J. Pitcher shared work sessions preparing beds are ongoing and classes are coming up. Great news that the AARP \$15k grant was approved.

*Motion to accept both Committee Reports as presented by Pfister, 2nd King. Passed

10. Unfinished Business

- a. Capital Improvement Plan Update-by GM Roth the revised 3 (three) year plan was ½ million under Budget.

*Motion to approve proposed 3 (three) year Capital Improvement Plan by Turk, 2nd King. Unanimous.

- b. Liability Insurance – GM Roth reported/explained that of the 3 (three) items of concern brought by previous board member: a. Swim Team is covered under the US Swim \$5M policy and Rec Ctr is covered under the existing commercial liability policy. The “Tail” coverage is not required as no claims were submitted nor are any pending during previous coverage years. The third item for SAMS coverage is awaiting additional information.

11. New Business

- a. Update of the Project Permit Process- Roth stated the PPP is proactively being reviewed per the CO State Wildfire/Resiliency Code that will be enforced by Archuleta County NOT the PLPOA. Staff are working with the ECC to finalize changes to the PPP and then reviewed by Legal Counsel and provided to the Board at the next meeting.
- b. Approval for Tract B Trails Subdivision for CDC Grant. *Motion to approve the request by CDC for usage of Tract B for construction of playground, and parking area for future bus stop by Pfister, 2nd Nobles. Passed.
- c. Right of Entry – Detailed presentation/explanation by Sheriff LeRoux regarding his need for approval by PLPOA for access in the grant application for Federal Funding for fire mitigation of Martinez Canyon identified as severe risk.

*Motion by Nobles, 2nd by King to approve Right of Entry. Passed.

12. Correspondence - NONE

13. Owner/Member comments - NONE

- Motion to Adjourn at 7:37 pm by Pfister, 2nd King. Passed.

Respectfully submitted by:

Sasha King, Board Secretary

Candace Selk Barnes, Recording Secretary

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

Governance

Annual Meeting: This is a reminder that this year's Annual Meeting is scheduled for July 25. The newsletter is going out with the Notice and Call. We have two candidates running for the three board positions. The candidates are Matt Nobles and Evan Siebenmorgen. Both candidates currently meet the requirements to run for the board. May 26th was the deadline to be in good standing to be eligible to vote.

There will not be a candidates' forum this year since the election is uncontested. Plus, since there are not enough candidates to fill all three board vacancies, an irregular vacancy will exist after the election. The Board will then determine how they want to fill that vacancy for the coming year.

Email notifications and postcards will be sent out on Wednesday, June 24. The voting will start on Friday, June 26 and goes until Saturday, July 25 at 10am. I have provided a copy of the 2026 Annual Meeting Agenda in your packet. Any changes, additions etc. should be proposed at the board meeting.

After the meeting, a training session will take place in the Administration Conference room. Lunch will be provided. It is also an opportunity to discuss topics of importance since the Association's Attorney, Lauren, will be present. I ask the Board to submit topics they would like to discuss with the Attorney present.

We will also be holding a training session with Lauren for the ECC on Friday, July 24 before the Annual Meeting.

PPP Update: I have previously provided information to the Board regarding the need to update the PPP as it pertains to the CWRC & HB24-1091. The ECC and PLPOA staff had a work session to review the PPP to see what necessary changes need to be made.

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, especially with HB24-1091 regarding the use of fire-hardened materials. 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 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 is included in your packet for review and approval.

Business

Capital Improvement Plan: With the approval of the capital improvement plan, there are four projects slated for 2026. The upper garden bed project, weight room addition, play/fitness equipment expansion and the Piedra Road natural surface trail.

The garden bed project will take place this fall after the Garden Committee has completed their harvest. The DPE staff will be responsible for this project. The weight room addition has been difficult thus far because I am struggling with finding an architect to provide drawings, specifications and cost estimates. Architects that I have spoken to are either too busy or cannot work on commercial buildings. I hope to find someone soon and to get the project rolling. For the play/fitness equipment project, we anticipate receiving the 50% grant match this summer and having the equipment installed in September or October. I will be meeting with Davis Engineering regarding surveying for the Piedra Trail. The Parks and Trails Committee will be seeking volunteers to assist Larry's staff in constructing the trail.

I will also be working with Larry on a grant application for the N. Pagosa Trail extension project listed for 2027. If we can get some grant funds to assist with this project that would enable us to save those funds for other items.

Delinquent Notices: In following the collection policy, a second letter has been sent out certified mail reminding owners that they have not paid for their 2026 dues assessments. We now have 238 delinquent owners. We started with 593. Vantaca continues to automatically charge \$50 late fees to owner's accounts who failed to pay.

After 30 days of the second letter, remaining delinquent accounts will receive phone calls per the state statute. Any 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: I received the information from Brown & Brown Insurance regarding adding standalone SAM coverage. They have confirmed with the underwriter at ResortGuard that they are able to add this coverage to the existing package policy. The cost would be approximately \$5,500 annualized, or \$3,569 on a prorated basis from 4/15 through 12/31. The SAM information is in document in your packet as well.

Here are the key coverage details:

- \$1M each incident / \$1M aggregate
- \$1,000 deductible per event
- Claims-made coverage (retro date 12/31/2025)
- Defense costs inside the limits (erodes the limit)
- Coverage triggered by a reported “insured event” during the policy period
- 60-day automatic extended reporting period if non-renewed
- Additional premium: \$3,569 (prorated)

Brown & Brown is also in the process of obtaining a quote from a London facility (Decus) that can offer this coverage on a standalone basis. Their program has similar minimum premiums, roughly around \$5,000 annually.

Michael, Brown & Brown, stated that there may be an advantage to the standalone option, as it would sit outside of the package policy. This means that if a claim were to occur, it would not impact on the loss ratio or potentially jeopardize the broader ResortGuard program. They expect to have that option shortly, but currently the Board has this proposal as you continue to evaluate whether to move forward with coverage.

From a broader perspective, many communities with similar operations carry SAM coverage, especially those with recreational amenities, youth programs, classes, and community events. This coverage is designed to protect not only the association’s direct operations, but also third parties acting on its behalf. For example, one community had a third-party security vendor contracted by an association who had inappropriate interactions with a minor. Situations like that is where this coverage responds.

Based on your specific amenities and operations, here are a few realistic claim scenarios:

Fitness Center / Classes:

- Inappropriate physical contact during instruction
- Inadequate oversight of independent contractors
- Failure to enforce policies or respond to prior complaints

Clubhouse Rentals / Member Events:

- Failure to provide adequate supervision or security during events
- Failure to monitor guest access or enforce usage rules
- Negligent oversight of rented facility space

Aquatics / Youth Programs:

- Allegations involving swim instructors, or volunteers
- Inadequate supervision of minors in pool or locker room areas
- Failure to properly screen, train, or monitor staff and volunteers

Since the ResortGuard option is more limited than a true standalone SAM policy, Brown & Brown insurance is recommending we wait to review the London option before making a final decision.

Rec Center Playground Fencing – The Insurance Company when doing an inspection of our facilities requested that we fence the playground at the Rec Center. The State of Colorado does not require this, but they felt safety is of concern with the approximate location of Talisman Drive. We have compromised and will install some wood fencing leftover from another project on the side closest to Talisman.

Comptroller Position: As I previously stated in an email, Heather is moving back to Texas resulting in a vacant Department Manager position. Heather has agreed to stay on until the beginning of July to assist in the transition of the position. I have advertised in the newspaper, Indeed and Zipcruiter. I received 15 resumes for the position. A lot that are either not qualified or overqualified. I am currently going through interviews and hope to fill the position as quickly as possible.

Fire Mitigation Plan: Both San Juan Arborists and Vance & Bernard Tree Service have signed their contracts and provided certificates of insurance. Vance & Bernard have started work in the Pines II subdivision greenbelts. San Juan Arborists will be work in the next couple of weeks. 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: Pine Needle pick up began on May 6. Thus far Matthew and his partner have done a good and we are not receiving complaints. He has picked up a total of 2,803 bags for the month of May. Pine needles in plastic bags will not be picked up, only those in the paper bags which can be purchased at ACE Hardware.

Community

Spring Clean-up: The Clean-up program was a success. PLPOA working in partnership with the Town and County in the Big Spring Clean provided a one-time voucher for residents to haul their junk to the landfill anytime during the month of May. The Association normally provides a cleanup service twice a year which has reduced a lot of violations and neighborhoods are looking better. A total of 682 vouchers were given out to residents. PLPOA gave out 342, County 117 and the Town 219.

Garden Grant & Project: I stated in the previous board meeting that we were successful in receiving a grant from the AARP in partnership with Healthy Archuleta. The grant is for \$15,000 and is designated to fund quick action projects that help communities become more livable by improving public spaces, transportation, housing and digital connections.

Larry and I met with Healthy Archuleta and the Garden Committee at our garden spaces to go over specific improvements to meet the grant requirements. This project will begin this summer with completion by October 1. The project will take place at the upper garden and will include installing a concrete sidewalk from the parking lot to the garden, constructing a handicap garden bed in the front, creating an accessible gathering area with benches and shade cover next to the gardens for instructional space and just relaxing and socializing. Also, 2 to 3 workshops for adults 50 + on gardening will be held.

Fiber Install: I am working with Visionary Broadband as they plan to start-up work for the summer installing fiber in various subdivisions of PLPOA. We need to make sure they stay within the utility easements, provide us with a schedule of streets in advance and information for residents on how to register for fiber. Last year we had a lot of problems with Visionary crews digging on private property, hitting other utilities and not informing our residents they would be doing work in front of their properties. Hopefully things will go better, meanwhile Clearnet Works has completed just about all their work in the Meadows subdivisions with no complaints.

INTEROFFICE MEMORANDUM

TO: JONATHAN TURK

FROM: HEATHER LUNDY

SUBJECT: ACCOUNTING NOTES FOR MAY 31, 2026.

DATE: May 31, 2026

As of May 31, 2026, the Association has received \$2,072,105 or 93.42% of the total billed 2026 regular assessments of \$2,218,105. For the same period in 2025, the collections were approximately \$1,895,765 or 92.95% of the total of \$2,039,480 billed.

Certificates of Deposit as of May 31, 2026:

MATURITY	RATE	VALUE	FUND
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

JUNE, 2026 BOARD REPORT

By Larry D Lynch

- Lakes and Fisheries** – The lakes are in good condition heading into the early summer. Water levels continue to hold near full thanks to an extra little shot of water from the Dutton diversion off Fourmile Creek in late May where upstream senior users sent an unexpected bit down to us. Water temperatures have held fairly cool thanks to a cool month of May, low 60's range as of the 29th. We received one last load of spring fish stock in late-May with 2500 pounds of 12-16 inch rainbow trout and anglers are reporting good success in all four lakes. We do not plan to stock any additional fish until later this fall, September timeframe. We are continuing with early season aquatic weed and algae control applications in select areas on the lakes where we are seeing some minor vascular growth and green algae but not too bad at this point. We are working on some dam maintenance items including spillway and gate valve maintenance and weed control on all four dams.
- DPE Projects** – The DPE crew finished up the new deck construction project in early May at the Rec Center and it came out looking really nice. The guys also fired up all of our irrigation systems and tested; we are being extra vigilant about water use this summer and trying to water just once per week and keep trees, shrubs and small plantings wet. Other projects include repair and maintenance work to our 7 miles of National Forest boundary fence in preparation for cattle here in June (always a project); working with the garden committee to bring in several tons of soil and compost for new planting area in the lower garden; grounds and landscaping work; assisting PAWSD with the re-positioning of the floating Solarbee lake circulation units in the lakes; mowing trail shoulders; some greenbelt projects taking out a couple hazard trees and cleaning up brush and limbs; installing a new trash can at Hatcher Lake dam area; assisting with some minor repair projects at the rec center; installing speed limit signs for cyclists along the main trails; we also may be working with the garden group to build an ADA concrete ramp down to the upper garden near the Admin parking lot, they received a grant to improve handicap access to the gardens. We also will be working to install a fence or boundary at the Rec Center playground.
- Tree Removals** – We are seeing quite an increase in owners requesting tree removals for insurance purposes this spring. Insurance companies are getting a lot more restrictive on what is allowed close to homes. We've seen this over the past 2 or 3 years but it seems to be increasing in frequency and numbers of total trees this spring. Probably a good thing in the long run but it has caused some owners a certain level of stress and expense.

4. **Trail Re-surfacing project** – Strohecker Asphalt has been working to re-surface portions of the Lake Forest Trail, and it is looking really nice. They have completed close to 80% of the project with a new asphalt overlay and will finish the last segment near Lyn Avenue in the next couple of weeks.
5. **Noxious Weed Control** – I have been working on treating the dams and some of the trail shoulders for weeds this spring as well as other Association properties and facilities. I also have been working directly with owners who have been having difficulties with their properties with noxious weeds and helping to get those trouble areas under control and looking better.
6. **Dam Inspections** – The State dam safety engineer will be here this month to inspect the Lake Pagosa and Hatcher Lake dams, annual inspections. We have been working on getting the dams prepared and anticipate no issues or problems. Only Lake Pagosa and Hatcher Dams are inspected annually as they are classified as Class I dams; the other dams are inspected every other year as Class II.



Pagosa Lakes Property Owners Association

Regular Board of Directors Meeting

Recreation Center Report

Attendance report for May	2026
Timeshare Sign Ins	1,745
Member Sign Ins	6,274
Total User Attendance	8,019
Programs and Activities Attendance	
All programs in Aerobics Room	83
Water Aerobics	94
Racquetball	92
Basketball	66
Lap Lane	1,017

Manager's Summary

May was a productive month at the Recreation Center, highlighted by strong participation in youth programs and continued community engagement. The Porpoises Swim Team delivered excellent performances at recent meets in Glenwood and Cortez, demonstrating resilience and competitive growth despite the challenges of transitioning to long-course swimming.

Swim lesson demand remains high, with June beginner sessions fully booked and July filling quickly. Now that instructor schedules are confirmed, additional beginner sessions will be added to better meet community needs. Recruitment and training of new instructors continues to be a priority due to our unique position as the only full-service pool in town.

Several summer programs are launching, including the Summer Walking Group, the American Red Cross Babysitter Training Course, and the Aquatic Biology Program for Youth. The Junior Triathlon Program is also set to begin in mid-July, with strong interest from swim team families.

Facility operations remain steady. Seasonal landscaping work is underway, and the Recreation Center is reducing water usage to model conservation efforts for the community. Maintenance projects continue, including troubleshooting a Cybex treadmill console, installing new marine-grade vinyl on weight machines, and managing the lap pool's chlorine levels while the salt cell is offline. Despite the temporary hand-feeding of chlorine, water quality remains safe for swimmers.

Recreation Center Monthly Comparison

	March 2026	March 2025
Total Attendance	8,019	8,564
Wyndham Check-Ins	1,745	2,135
PLPOA Member Attendance	6,274	6,429

Events & Programs

Pagosa Lakes Porpoises Swim Team

The Porpoises competed in Glenwood and Cortez over the past few weekends.

- The Glenwood meet was a one-day event with mixed boys and girls heats.
- The Cortez meet (May 30–31) was a long-course (50m) meet, which always presents an added challenge for our swimmers who typically train in a 25-yard pool.

Despite the transition, the team performed exceptionally well, earning several first-place finishes and numerous 3rd and 4th place results. Their hard work and resilience continue to show.

Swim Lessons

- **June beginner lessons are fully booked.**
- Additional Monday/Wednesday sessions will be added once I return from family vacation.
- Instructor scheduling delays made June planning difficult, but now that summer availability is confirmed, we can expand offerings.
- **Hiring and training new instructors remains a priority**, though challenging as we are the only full-service pool in town.
- **July lessons are already filling quickly.**
- Intermediate classes remain less popular; we will shift focus toward beginner sessions to meet community demand.

Summer Walking Group

Our Summer Walking Group kicks off **June 3rd** at the Recreation Center.

- Meets **Wednesdays at 9:00 AM**
- Open to all ages
- Dogs welcome (must remain leashed)

This program offers a fun, social way to stay active and enjoy the outdoors.

Junior Triathlon Training

The Junior Triathlon Program is scheduled to launch in **mid-July**, following the conclusion of the Porpoises season.

- Sessions will run **Mondays, Wednesdays, and Fridays**
- I will lead the program and am currently seeking an experienced cyclist to assist
- Interest is high, especially among swim team participants

American Red Cross Babysitter Training

We will offer the **American Red Cross Babysitter Training Course** in June for ages **11–16**. This hands-on class prepares youth to confidently care for infants and children, covering:

- Feeding and diapering
- Holding and soothing infants
- Emergency response
- Basic first aid
- Leadership and responsibility

Aquatic Biology Program for Youth

A hands-on science program introducing young people to freshwater and marine ecosystems. Participants explore:

- Aquatic organisms
- Habitat dynamics
- Water quality
- Conservation practices

The program builds STEM skills and fosters environmental stewardship.

Facilities & Maintenance

- **Spring Clean-Up:** Beginning next week, we will continue seasonal clean-up efforts including weed removal, pruning, edging, and new mulch installation.

- **Mowing & Water Conservation:** Mowing has begun and will be done as needed. The Recreation Center is further reducing water usage to set a positive example for the PLPOA community.
- **Lap Pool Salt Cell:**
 - The salt cell has failed, and we are currently hand-feeding chlorine.
 - This method is effective but may temporarily cloud the water.
 - Chlorine and pH levels remain within safe ranges, though some swimmers may experience mild skin irritation.
 - Clarification: We are **not** a saltwater pool. Salt is used only so the salt cell can convert it into chlorine; we test chlorine levels, not salt levels.
- **Cybex Treadmill Console:**
 - One treadmill continues to experience console issues.
 - A replacement console has arrived, but the hit pad remains 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 another unit.
 - Troubleshooting is ongoing.
- **Cybex Weight Machines:**
 - Previous vinyl repairs did not hold up well.
 - New marine-grade vinyl has been installed on several machines, offering improved durability and longevity.

Pagosa Lakes Community Standards May News

A Few Highlights -

In the month of May, we had a significant spike in project applications related to the Colorado Resiliency Fire Code. The DCS team prepared one hundred and thirty-four projects for the Environmental Control Committee: eighty-eight proposed projects on the first agenda alone. Sixteen new single-family residences (thirty-two total SFR YTD), twenty-nine tree removal for fire mitigation, and twenty-five as-form inspections.

We continue to engage with the focus of educating homeowners, and the public; builders, contractors, including community partnerships with regulatory agencies. A steady increase with inquiries and projects since March; the staff's workload and public interactions have been inundated with inquiries, and tasks. To the team's credit, everyone has taken on the challenge and stepped up.

The Colorado Resilience Fire Code – Summer Important Safety Tips

As Pagosa Lakes enters peak wildfire season, the PLPOA Department of Community Standards encourages all homeowners to take proactive steps to reduce wildfire risks and support community-wide fire resilience efforts. Dry conditions, rising temperatures, and seasonal winds can quickly increase the potential for wildfire activity, making preparedness an important responsibility for every resident.

The Colorado Resilience Fire Code was developed to help communities strengthen wildfire prevention practices and improve the safety of homes, neighborhoods, and surrounding natural areas. Through education, maintenance, and defensible space practices, homeowners can play a critical role in protecting lives and property during wildfire season.

Creating Defensible Space Around Your Home

One of the most effective ways to reduce wildfire risk is by maintaining defensible space around structures. Homeowners are encouraged to regularly inspect and maintain their properties throughout the summer months.

Recommended fire mitigation practices include:

- Removing dead grass, weeds, leaves, and pine needles
- Trimming tree branches away from roofs and chimneys
- Maintaining proper spacing between shrubs and trees
- Keeping gutters and roofs free of debris
- Removing combustible materials stored near homes
- Clearing vegetation around propane tanks and utility areas
- Safely storing firewood away from structures

Well-maintained landscaping not only improves safety but also helps firefighters defend homes more effectively during an emergency.

Roofs, Decks, and Exterior Maintenance

Homeowners should routinely inspect exterior features that may create fire hazards. Wooden decks, fences, and siding should be kept clean and free of combustible debris. Roof materials and vents should also be inspected to ensure they are in good condition and resistant to ember intrusion.

Simple maintenance tasks performed during the summer can significantly reduce the likelihood of ignition from wind-driven embers during a wildfire event.

Emergency Preparedness Matters

In addition to property maintenance, residents are encouraged to prepare for emergency situations by:

- Creating a family evacuation plan
- Maintaining an emergency supply kit
- Signing up for local emergency alerts
- Knowing evacuation routes within the community
- Keeping important documents accessible
- Preparing pets and livestock for evacuation if necessary

Early preparation helps families respond quickly and safely during emergency situations.

Community Cooperation Is Essential

Wildfire resilience is most effective when the entire community participates. A single neglected property or vacant lots can increase risks for neighboring homes and emergency responders. We appreciate homeowners who actively maintain their properties and support communitywide fire prevention efforts.

Residents are reminded that certain vegetation management and maintenance requirements may be part of PLPOA community standards and local fire mitigation regulations. Homeowners should review applicable guidelines and contact the PLPOA office if they have questions regarding compliance requirements or approved landscaping practices.

Working Together for a Safer Summer

The PLPOA Department of Community Standards remains committed to promoting safety, preparedness, and responsible property maintenance throughout the wildfire season. By taking

initiative-steps now, homeowners can help strengthen the community's resilience and reduce wildfire risks during the summer months. Thank you for doing your part to help keep PLPOA safe, prepared, and resilient this summer.

The PLPOA Improvement Design Standards & Project Permit Process has been updated to reflect the necessary revisions to align with the CRFC, referenced in the General Managers report.

Compliance Commitment and The Community Standards Team's effort -

The Department of Community Standards plays a vital role in preserving the character, safety, and property values of the Pagosa Lakes Property Owners Association's 27 subdivisions. While compliance and enforcement are important responsibilities, the department's primary focus is not issuing violations or fines—it is helping homeowners understand and meet community standards through engagement, education, and outreach.

Managing community standards across a geographically diverse association requires continuous effort from staff throughout the year. Community Standards personnel routinely conduct neighborhood inspections, respond to homeowner questions, provide guidance regarding governing documents, and collaborate closely with residents to resolve concerns before they become formal violations.

Education remains one of the department's most effective tools. Staff members help homeowners navigate Architectural and Environmental Control Committee (ECC) requirements, explain property maintenance standards, and provide resources related to wildfire mitigation, community safety, and neighborhood appearance. By offering information early in the process, many potential issues can be addressed before they result in non-compliance.

Outreaching is equally important. Community Standards staff engage with homeowners through newsletters, meetings, direct communication, and one-on-one assistance. This initiative-taking approach encourages cooperation and helps residents better understand how community standards benefit the entire association.

When potential violations are identified, the department seeks voluntary compliance whenever possible. Property owners are typically notified of concerns and provided an opportunity to correct issues before additional enforcement actions are considered. Staff work diligently to answer questions, discuss solutions, and provide reasonable timelines for compliance.

The goal of the Community Standards Department is to foster a positive partnership with homeowners. Through education, engagement, and consistent communication, staff help maintain attractive neighborhoods while minimizing the need for formal enforcement actions, hearings, or fines.

Serving twenty-seven subdivisions requires dedication, professionalism, and a commitment to customer service. The Community Standards team appreciates the cooperation of homeowners who work alongside the Association to preserve the quality, beauty, and value of the Pagosa Lakes community for everyone.

This version emphasizes the department's proactive and educational role while reinforcing that compliance efforts are focused on partnership and prevention rather than penalties.

[A Few Statistics -](#)

	May	YTD
Projects	134	338
Concerns, addressed	149	470
Courtesy Notice's	11	147
Violations	17	71

Ref: ECC Liaison Report on previous years, comparisons, and trends. (2025, 2024, 2023)

Environmental Control Committee - Homeowners encouraged you to join the ECC; your voice matters, and to become a part of the solution. The Summer 2026 / Volume LIX Pagosa Lakes newsletter is coming out soon, please keep an eye out for two articles by the DCS: Understanding the PLPOA Department of Community Standards Enforcement Process, and Community Maintenance Responsibilities during the summer months.

Thank you.

Submitted, as is.

Chris Simpson, Department of Community Standards Manager

Pagosa Lakes Property Owners Association

June 9, 2026

Jenifer Pitcher

Department Update

Lifestyle / Tech/Communications

Progress On the list from May Report: printed summer newsletter - *At print*, rec center on-line store-out sourced locally to *Old Time Photos and Souvenirs*, printed rec shirts for owners - *on order*, board member election - *the uncontested ballot is set to go with VoteNow*, annual meeting, owners appreciation - *Candidate forum canceled meet the members at the annual meeting*. informational video- *still on the list*, digitize DCS - *one step at a time, ecc meeting agenda dialed in*, move office 100% over to micro soft- *still on the list*, partnerships for triathlons - *Aug 8th partnering with the High School Cross country team coach JD Kurz and Uncle's, law party @ uncles*.

TECH/Systems: pine needle system, 5 weeks in and I think things are going nice and smooth, in house organization has been refreshing in communicating with owners and contracted facilitator. Looking into new rec software, reviewing pricing and options with Ryan and Allen next week.

Community: Clean up voucher Program was very successful at PLPOA - Thank you to all the ladies up front for handling the 100's of visitors.

SUN 31	MON Jun 1	TUE 2	WED 3	THU 4	FRI 5	SAT 6
Reserved	9:30am Line Dancing (Beginners & 1pm Games Group 4pm Community Forum	8:30am Tai Chi with JUNE 12pm Bridge 5:30pm Zumba 6pm Hearing Panel	8:30am ECC work Session 10am Call ahead Line Dance (Adv	8:30am ECC Meeting 8:30am Tai Chi Chih 10am Fitness with June 12:30pm Bridge 2 more	12pm Friday Bridge	Nacoms at vieta lake Susan Avery Rental
Hold	9:30am Line Dancing (Beginners & 1pm Games Group	8:30am Tai Chi with JUNE 9am DCS Team 12pm Bridge 5:30pm Zumba 2 more	10am Call ahead Line Dance (Adv 10am Joint Staff Meeting w/ Court	8:30am Tai Chi Chih 10am Fitness with June 12:30pm Bridge 12:30pm Bridge 4pm Eaton Annual meeting	Reserved - Private Party 12pm Friday Bridge 4pm Eaton	CPR - Ryan 12pm Wolf Creek gun and Bow
Hold Flag Day	9:30am Line Dancing (Beginners & 1pm Games Group	8:30am Tai Chi with JUNE 12pm Bridge 5:30pm Zumba	8:30am ECC Work Session 10am Call ahead Line Dance (Adv 1pm garden inspired art (kids)	8:30am ECC Meeting 8:30am Tai Chi Chih 10am Fitness with June 12:30pm Bridge 12:30pm Bridge	Hold - Southy Room Juneteenth 12pm Friday Bridge	
Father's Day 12:30pm: Spiritual Experiences Gro	9:30am Line Dancing (Beginners & 1pm Games Group	8:30am Tai Chi with JUNE 9am Allen-Vista Conf. Room 9am DCS Team 12pm Bridge 2 more	2026 Blood Drives 10am Call ahead Line Dance (Adv	8:30am Tai Chi Chih 10am Fitness with June 12:30pm Bridge 12:30pm Bridge 3pm Hold	Hold 10am Book Club 12pm Friday Bridge	Wedding
Hold	9:30am Line Dancing (Beginners & 1pm Games Group	8:30am Tai Chi with JUNE 12pm Bridge 5:30pm Zumba	Jul 1 8:30am ECC work Session 10am Call ahead Line Dance (Adv	2 8:30am ECC Meeting 8:30am Tai Chi Chih 10am Fitness with June 12:30pm Bridge 2 more	Admin Offices Closed Hold Independence Day (substitute)	Independence Day

ECC Liaison Report

DESCRIPTIONS	May		YTD	Previous YTD		
	7-May	21-May	2026	2025	2024	2023
Construction of a New Single-Family Residential (SFR)	8	8	32	56	69	45
Mobile /Manufactured New or Used Placement	0	0	0	0	4	0
Major Projects	4	7	30	58	55	49
Minor Projects	38	19	119	271	307	256
Variance Request	0	0	1	4	9	9
Solar	0	0	8	32	24	27
Boat Dock and Shoreline Permit	2	2	5	18	8	0
Sign/ Banner Permanent and Temporary	0	0	0	2	7	2
Seasonal and Temporary Structures	2	1	6	10	12	11
Written Request: Tree Removal/Fire Mitigation	14	0	29	113	129	102
Written Request: Extensions/Revisions	10	5	64	210	283	280
Written Request: Miscellaneous	11	6	38	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	89	48	338	875	1029	883
Total Approved Applications	88	46	333	870	1001	871
Total Preliminary Reviews	0	1	6	7	15	unk
As Form Inspection Additions	4	5	25	37	70	54

Notes

Lot Changes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
	2.00	0.00	1.00	1.00	2.00								4.00
Consolidations													
Un-Consolidations													

Pagosa Lakes Property Owners Association, Inc.
ANNUAL MEETING AGENDA
Saturday, July 25, 2026
Online Voting at 9:00 AM – Meeting at 10:00 AM
Pagosa Lakes Clubhouse, 230 Port Avenue

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

1. Call to Order – Eric Johnson, President
 - a. Close Balloting
2. Pledge of Allegiance
3. Welcoming Remarks – President, Eric Johnson
4. Verification of a Quorum – Secretary, Sasha King
5. Adoption of the Agenda
6. Approval of Minutes of Annual Meeting July 26, 2025

OWNER EDUCATION

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

GOVERNMENT

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

BUSINESS

1. **Association Financial Report** – Treasurer Jonathan Turk
2. **Reserve Study & Capital Projects Overview** – GM Allen Roth
3. **Review of Legal Actions** – Lauren Holmes, Orten, Cavanagh, Holmes & Hunt LLC

COMMUNITY

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

ELECTION RESULTS: Eric Johnson, President

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

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

Adjournment

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



Wildfire Ready Action Plan coordination

From San Juan Headwaters Coordinator <coordinator@sanjuanheadwaters.org>

Date Tue 5/26/2026 9:00 AM

To PLPOA Board <plpoa@plpoa.com>

Hello, I am Monica Nigon, the Coordinator for the San Juan Headwaters Forest Health Partnership ("Headwaters") as of October 2025. As I am new to this role, I am wondering if you all may have some time for me and members of our oversight committee to give a brief presentation about updates in our organization as well as give me an opportunity to introduce myself in person.

Additionally, Headwaters and Upper San Juan Watershed Enhancement Partnership (WEP) are applying for a grant to fund a Wildfire Ready Action Plan through the Colorado Water Conservation Board (more information here: <https://www.wildfirereadywatersheds.com/actionplan>), a project that conducts in-depth analyses of post-fire watershed impacts and recommends projects to mitigate these effects pre-fire. I'm wondering if you might have time in the near future to discuss the WRAP, how it effects members of the PLPOA, and how our organizations' respective strengths may overlap during this project.

Feel free to contact me at this email address or the phone number below.

Best regards,

Monica Nigon

Coordinator

San Juan Headwaters Forest Health Partnership

719-581-0902

<https://sanjuanheadwaters.org/>



San Juan Headwaters
FOREST HEALTH PARTNERSHIP