



Board of Directors Regular Meeting  
June 8, 2023 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 11, 2023 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 – Memo – Cash Fund
  - c. Department of Property & Environment Report
  - d. Department of Recreation Amenities Report
  - e. Department of Community Standards Report
  - f. Lifestyle Report
7. **There are 8 lot Consolidation up for review**
8. **Committee Reports:**
  - a. [ECC Liaison Report](#) May 2023 Meeting Minutes
  - b. [Lakes and Fisheries](#)
  - c. Finance Committee
9. **Unfinished Business**
  - a. Owner Survey Results & Strategic Plan Update
  - b. Purchase of RU Unit & Contract
10. **New Business**
  - a. Contract for Fire Mitigation
  - b. [Resolution 2020-09](#)
11. **Correspondence – None at this time 6/2/23**
12. **Owner/Member comments (individual comments are limited to three (3) minutes)**
13. **Adjournment**



**Board of Directors Regular Meeting  
May 11, 2023 6pm  
Pagosa Lakes Administration Building  
MINUTES**

**Board Attendees: Dan Mayer-President  
Lars Schneider-Vice President  
Danny Musgrove-Secretary  
Patrick Donovan-Treasurer  
Directors: Ericka Bailey, Chris Tanner &  
Monty Whitman.**

**Staff: Allen Roth-GM, Katie Benoit- CT,  
Larry Lynch-DPE, Keith Cramer-DCS,  
Ryan Graham-RA, Jen Pitcher Lifestyles  
Candace Selk Barnes, Recording Secretary**

**Owners/Guests: Andy Guszczka and via Zoom: Tricia Frank**

- 1. Call to Order at 6:08 pm by Mayer with reminder that no video or audio recording is allowed.**
- 2. Verification of Quorum by Board Secretary Musgrove.**
  - a. Approval of Agenda – Motion by Schneider to approve Agenda, 2<sup>nd</sup> by Donovan. Unanimous.
- 3. Approval of the Minutes-** Motion by Whitman to approve the Minutes 4/13/2023, 2<sup>nd</sup> by Schneider. Unanimous. Motion to approve the April 25, 2023 Minutes of the Special Meeting to fill vacancy to Board by Donovan, 2<sup>nd</sup> by Whitman. Unanimous.
- 4. Appointment of New Board Member Ericka Bailey.** Motion to approve the appointment of Bailey for remainder of term ending 2025 by Donovan, 2<sup>nd</sup> Whitman. Passed.
- 5. Disclosures of Conflicts - None**
- 6. Owner/Member comments** – T. Frank requested information about Resolution 2023-01, Mayer replied it will be discussed as meeting progresses.
- 7. Staff Reports:**
  - a. General Manager’s Report – as submitted. Donovan asked the status of North Lake trail; Roth and Lynch replied that still waiting for Davis Engineering to complete survey.
  - b. Treasurers Report – presented by Donovan and Benoit. Four CD’s maturing in May and Finance Committee recommending roll over to lock in ^ interest rates. Benoit reported approximately 420 delinquent notices were mailed May 1
  - c. Department of Property & Environment Report – As is. Lynch shared the parks and Trails Committee recently visited the greenbelts to assess for future recreational opportunities.
  - d. Department of Recreation Amenities Report – Graham added the kids did well in their first Swim Meet in Durango, Pickle Ball exhibition and racquetball events upcoming. Men’s Locker room to be done and opened next week.
  - e. Department of Community Standards Report – Cramer shared that one of the joint session (Arch County Commissioners and PLPOA Board) benefits is that the county trained both Cramer and Benoit and now sharing the vacation rental data in “real time” and that it’s pretty amazing.
  - f. Lifestyle Report- As submitted, Jen is ready for the new website / portal to be “tuned over” soon for owner access.

Motion to approve Staff Reports as presented by Schneider, 2<sup>nd</sup> by Whitman. Unanimous.

**8. There is 1 lot Consolidation up for review**

Motion to uphold lot consolidation by Bailey, 2<sup>nd</sup> by Donovan. Unanimous.

**9. Committee Reports:**

- a. ECC Liaison Report April 2023 Meeting Minutes – Liaison Musgrove “stands as submitted”

Motion to accept ECC Report by Donovan, 2<sup>nd</sup> by Bailey. Unanimous.

- b. Finance Committee Chair & Investment Committee. Andy Guszera was introduced, previously met with Donovan, Roth and Benoit.

Motion to recommend Guszera appointment as the Finance Committee Chair by Donovan, 2<sup>nd</sup> by Tanner. Unanimous.

**10. Unfinished Business**

- a. Strategic Plan Update & Owner Survey Results – Hard copies of the survey were presented for review. Roth recommended Board Work Session to discuss same; to keep focus and momentum for Strategic Plan. Consensus of board to meet Wednesday, May 24, 2023 at 5pm. Work session regarding Capital Improvement will be in late August.

**11. New Business**

- a. Purchase of RU Unit & Contract – Roth shared the approximate cost of the RU unit upwards of \$278K, engineering fees of \$32K not including installation. Reserve Study projected replacement in 2028, but it needs to be replaced now. Donovan questioned why Reserve Study had a “big miss”, Lynch replied that it should have been replaced in 2022. Equipment delivery out 20-22 weeks after RFP and contract.

Motion for GM Roth to move forward obtaining detailed specs/study/RFP for installation by Tanner, 2<sup>nd</sup> by Schneider. Unanimous.

- b. Resolution 2023-01 to Update PPP for Permit Transfers – Explanation of resolution by both Roth and Cramer. Discussion followed.

Motion to approve Resolution 2023-01 by Schneider, 2<sup>nd</sup> by Musgrove. Unanimous.

Owner T. Frank expressed her appreciation for the detailed discussion/explanation.

**12. Correspondence – Discussion.**

**13. Owner/Member comments -None.**

**14. Adjournment-** Motion to Adjourn at 8:23pm by Whitman, 2<sup>nd</sup> by Schneider. Unanimous.

Respectfully submitted by:

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Danny Musgrove, Board Secretary

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Candace Selk Barnes, Recording Secretary.

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**INTEROFFICE MEMORANDUM**

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**TO:** PATRICK DONOVAN  
**FROM:** KATIE BENOIT  
**SUBJECT:** ACCOUNTING NOTES FOR MAY 2023.  
**DATE:** May 31, 2023

As of May 31, 2023, the Association has received \$1,731,600 or 95.5% of the total billed 2023 regular assessments of \$1,812,900. For the same period in 2022, the collections were approximately \$1,524,000 or 91.4% of the total of \$1,667,325 billed.

Certificates of Deposit as of May 31, 2023:

<b>MATURITY</b>	<b>RATE</b>	<b>VALUE</b>	<b>FUND</b>
9/15/2023	3.40%	\$205,000	Reserve
3/28/2024	3.85%	\$300,000	Reserve
5/29/2024	5.20%	\$125,000	Operating
5/31/2024	5.25%	\$125,000	Operating
5/31/2024	5.30%	\$210,000	Trails Reserve
5/31/2024	5.25%	\$69,000	Operating

**DEPARTMENT OF PROPERTY AND ENVIRONMENT**  
**JUNE, 2023 BOARD REPORT**  
**By Larry D. Lynch**

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1. **Lakes and Fisheries** – All four lakes are in good condition headed into the early summer, still spilling with good water supply from the Dutton pipeline and Stevens Reservoir via the Linn and Clark Ditch. Water quality is good, although we are seeing an early season minor algae bloom in Lake Pagosa which is a little unusual. We will be treating the lake with a light application of copper based algacide as indicated to bring it under control. We have also nearly completed the early season aquatic weed and algae control applications in all four lakes; Sonar Q and Sonar One for milfoil control in select areas and Natique algacide in select areas for control of early season Chara and Nitella algae. The lakes are now fully stocked with trout and the fishing has been very good over the past several weeks, anglers reporting good success on trout, bass, crappie and perch in all four lakes.
2. **DPE Projects** – The DPE crew has been busy on a number of projects in late May and early July including landscaping work at the Admin, Clubhouse and Rec Center where new rock work and plantings are being installed to the area damaged by the water line repair last fall; and to the new entry patio area at the Rec Center where new shrubs and annual flowers are being planted along with new irrigation. The guys have also been chipping regularly early in the week at the brush collection area this spring where we have seen a steady drop-off of brush so far. We did have a couple mechanical issues with the chipper and the tractor a couple weeks ago, a hydraulic pump repair on the tractor and a feed belt repair on the chipper. Both are up and running well now. We also will be working to install new mailboxes and pullout at Sweetwater this month (waiting on the asphalt contractor at this point); we will begin work on maintenance and repairs to the National Forest fence line, the cattle will be coming into Turkey Springs around the middle of June. We have done some recon work on the fence and as we suspected the stretches through the canyons took a beating this last winter and will require some heavy maintenance, and some sections up near Martinez Mt and Highlands are in fairly rough shape. Also working on early season weed control in the community, around the lakes, Association Facilities, and along sections of the trails. Will be working on a handful of private owners noxious weed issues this month as well.
3. **Greenbelts** – Allen and I met with Bill Trimarco last month to look at several greenbelt projects this summer. We have once again qualified for a cost share grant through WAP of 40% share. We are finalizing details of the thinning prescription in about 4 greenbelts, a couple that are bordering the National Forest in Highland Estates, a medium sized greenbelt between Cimmarona Cir and Hills Cir; and a large 40 acre tract in Martinez Mt

Estates situated between North Pagosa Blvd and Piedra Road. We plan to put out RFP's for the project this month.

4. **Rec Center Pool Room HVAC**- We have been working with SGM Engineering to finalize the drawings for the Rec Center HVAC system for the pool room. The final design includes a large Seresco Hybrid unit to be installed outside of the new pool room mechanical room addition on the northwest side of the building, large 60" to 70" duct work coming up the outside and entering in the attic space above mechanical room and tying directly into the existing ductworks of the pool room. The project did require a small amount of structural engineering provided by Tracy Reynolds of R & A.

DRAFT



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

<b>Attendance report for May</b>	<b>2023</b>
Timeshare Sign Ins	1,514
Member Sign Ins	5,867
Total User Attendance	7,381
<b>Programs and Activities Attendance</b>	
All programs in Aerobics Room	236
Water Aerobics	187
Racquetball	116
Basketball	81
Lap Lane	820

### **Manager's Summary:**

- I have been researching different ways to check people in at the rec center. The key fobs are getting expensive and we are constantly replacing them for members.
- I'm looking into how to setup online registration for rec center memberships. I have been working with EZ-Facility to do this. This would be a great for our current patrons. We are working through a few issues that may arise, such as someone signing up for a membership that does not live in the PLPOA. We are hoping to get this figured out before the end of summer.
- Lauren and I have created a spreadsheet in google for accounting to track the sale of fishing passes and boat permits.
- We have had two people stepdown from the Rec Committee. We are looking to fill two positions.

### **Maintenance/Supervision:**

- Chris and I have begun our summer lawn maintenance
- Larry Crew did a great job with the new landscaping around the front entrance to the building and walkway.
- Things are running good at the rec center. We have not had many issues.
- Several new Cardio machines have arrived, been assembled and placed on the cardio floor. Two new Cybex recumbent bikes and one new Cybex treadmill.
- Continued preventative maintenance on all weight and cardio equipment is ongoing.
- Crawl space restoration will be starting 4/6/2023. Most of the crawl space has been cleaned up along with some leaks that have been fixed.



## Programs:

- The Rec Center is hosting a Pickleball Exhibition on June 3<sup>rd</sup>. This is for individuals that have little to no experience playing Pickleball.
- Camp 9-1-1 is next week (6/7). Registration has been strong. We should have a good turnout.
- I have been able to find local swim meets for the team this summer. We will be traveling to Durango quite a bit, Telluride and possibly Cortez. We had a first swim meet a few weeks ago. The kids did well. We had a first-place finisher in the 25-yard free style. We had many kids place from second to fourth.
- Group swim lessons for June have maxed out in the beginner and intermediate level.
- Family Summer Nights will begin 6/8 at 6pm at the rec. From 6pm to 7:30pm we will have corn hole, horse shoes, pickleball and volleyball set up. Starting at 7:30pm. We also have a food truck coming in that night as well.
- The Walking Group will begin 6/5.

## May 2023, Department of Community Standards Report

By Keith Cramer

- There are 18 open violations, as of May 31<sup>st</sup>.
- We have opened 11 & closed 12 violations this past month. Compliance has been achieved.
- There are 190 current open project permits as of May 31<sup>st</sup>.
- There were 9 Short Term Rental applications submitted since May 4<sup>th</sup>.
  - 0 new owners of existing Short Term Rental properties.
  - 7 annual renewals of existing registered STR properties.
  - 2 new registrations of STR properties not previously registered.

# Current violations open as of 5/31/23

XN	Step	Details	Property Address
	35699	Notice of Violation	
	40219	Second Notice of Violation	
	40220	Second Notice of Violation	
	110457	Second Notice of Violation	
	144974	Notice of Violation	
	160094	Hearing Panel Recommendation to	
	166690	Notice of Violation	
	176187	Courtesy Notice	
	176326	Courtesy Notice	
	180448	Notice of Violation	
	180450	Notice of Violation	
	180452	Courtesy Notice	
	180514	Courtesy Notice	
	180517	Notice of Violation	
	180583	Courtesy Notice	
	184667	Courtesy Notice	
	184668	Courtesy Notice	
	11316	Second Notice of Violation Review	

DRAFT

# Violations opened 5/4/23 through 5/31/23

XN	Step	Details	Property Address
166690	Notice of Violation	Rubbish and Debris - General - F9. Property Maintenance	
176187	Courtesy Notice	Building / Construction - Project Permit Process Violation	
176326	Courtesy Notice	Parking - Parking in the Grass - E 4. Parking	
180448	Notice of Violation	Unightly - Tires - F 9. Property Maintenance	
180450	Notice of Violation	Improper Use - Repetitive Nuisance - J.	
180452	Courtesy Notice	Rubbish and Debris - General - F9. Property Maintenance	
180514	Courtesy Notice	Lighting - Light Trespass	
180517	Notice of Violation	Building / Construction - Project Permit Process Violation	
180583	Courtesy Notice	Maintenance - Structural - F 9. Property Maintenance	
184667	Courtesy Notice	Building / Construction - Project Permit Process Violation - D 1. Permit Required for Improvements	
184668	Courtesy Notice	Building / Construction - Project Permit Process Violation - D 1. Permit Required for Improvements	

DRAFT

# Violations closed 5/4/23 through 5/31/23

XN	Step	Details	Property Address
166568	Resolved	Rubbish and Debris - General - F9. Property Maintenance	
166570	Resolved	Parking - Parking in the Grass - E 4.	
166571	Resolved	Building / Construction - Project Permit Process Violation - D 1.	
166572	Resolved	Vehicle Parking - Commercial Vehicle - F12. Commercial Trucks / Equipment &	
166580	Resolved	Parking - Parking in the Grass - E 4. Parking	
166689	Resolved	Unightly - General - F 9. Property Maintenance	
166691	Resolved	Hazardous Activities - Obnoxious Offensive or Illegal Activity	
166761	Resolved	Parking - Inoperable Vehicle - F 5. Junk Motor Vehicles	
166762	Resolved	Building/Improvement Restrictions - Occupancy	
171830	Resolved	Building / Construction - Project Permit Process Violation - D 1.	
171831	Resolved	Building / Construction - Project Permit Process Violation - D 1.	
171832	Closed	Noise - General - F10. Obnoxious, Offensive, Illegal Activities	
171833	Closed	Building / Construction - Project Permit Process Violation - D 1.	
171834	Closed	Architectural - Storage of Construction Materials - D6.	
171892	Resolved	Parking - Parking in the Grass - E 4.	
171903	Resolved	Parking - Parking in the Grass - E 4.	
180401	Resolved	Lighting - Flashing/Blinking - F 17. Fully Shielded Exterior Lighting	
180510	Resolved	Vacation Rentals - Failure to Register	
176275	Resolved	Parking - Parking in the Grass - E 4.	

DRAFT





**ARCHULETA COUNTY**  
COLORADO

Archuleta County, Development Services

1122 Hwy 84, PO Box 1507

Pagosa Springs, Colorado 81147

Office 970-264-1385

*20 Ray Ct  
lots 27+28  
Lots are Capped  
No Fee  
Nothing owed  
No violations  
SJV*

**Lot Consolidation Utility Notification Letter**

Date 5/20/2023

Dear Utility Company/HOA/POA: The owner of Lot 27 and 28 in Pagosa Vista Subdivision, are proposing by resolution to consolidate two (2) lots to become lot 28X, 20 Ray Ct. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, and/or at (970) 264-8383, prior to 6/20/2023, 2023 (a minimum of 30 days from the date of mailing).

*180548*

Sincerely,

*Lana Jo Chapin*  
Lana Jo Chapin







**ARCHULETA COUNTY**  
COLORADO

Archuleta County, Development Services

1122 Hwy 84, PO Box 1507

Pagosa Springs, Colorado 81147

Office 970-264-1385

**Lot Consolidation Utility Notification Letter**

Date 5-22-23

Lot 377-378  
748 Trails Blvd  
190550  
Lot 350  
120 Landau Dr  
180551

Dear Utility Company/HOA/POA: The owners of Lot 377-378, 350, 351 and 352 in Pagosa Trails Subdivision, are proposing by resolution to consolidate four (4) lots to become lot 377X, 748 Trails Blvd. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, and/or at (970) 264-8383, prior to 6-22-23, 2023 (a minimum of 30 days from the date of mailing).

Lot 351  
126 Landau Dr  
190552  
Lot 352  
132 Landau Dr  
180553  
all Lots own  
Nothing to  
have No violation  
JRU

Sincerely,

Richard Baldwin

Eilda Baldwin







**ARCHULETA COUNTY**  
COLORADO

Archuleta County, Development Services

1122 Hwy 84, PO Box 1507

Pagosa Springs, Colorado 81147

Office 970-264-1385



**Lot Consolidation Utility Notification Letter**

Date 5.23.2023

Dear Utility Company/HOA/POA: The owners of Lot 190A and 191A in Lake Forest Estates Subdivision, are proposing by resolution to consolidate two (2) lots to become lot 190AX, 163 Wilderness Dr. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, and/or at (970) 264-8383, prior to 6.23.2023, 2023 (a minimum of 30 days from the date of mailing).

Lot 190A  
163 Wilderness Dr  
No violation  
Nothing owed  
180554  
Lot 191A  
179 Wilderness Dr  
180555  
No violation  
& Nothing owed.  
L2U

Sincerely,

Heather Miller





**ARCHULETA COUNTY**  
COLORADO

Archuleta County, Development Services

1122 Hwy 84, PO Box 1507

Pagosa Springs, Colorado 81147

Office 970-264-1385

*The C.B. Dick Living Trust*

**Lot Consolidation Utility Notification Letter**

Date 5/16/2023

*Lot 43XX  
841 Big Sky Pl  
Nothing owed +  
No Violations  
176348*

*Lot 46  
169 Peace Pl*

Dear Utility Company/HOA/POA: The owners of Lots 43XX and 46 in Pagosa Meadows 2 Subdivision, are proposing by resolution to consolidate two (2) lots to become lot 43XXX, 841 Big Sky Pl. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, and/or at (970) 264-8383, prior to

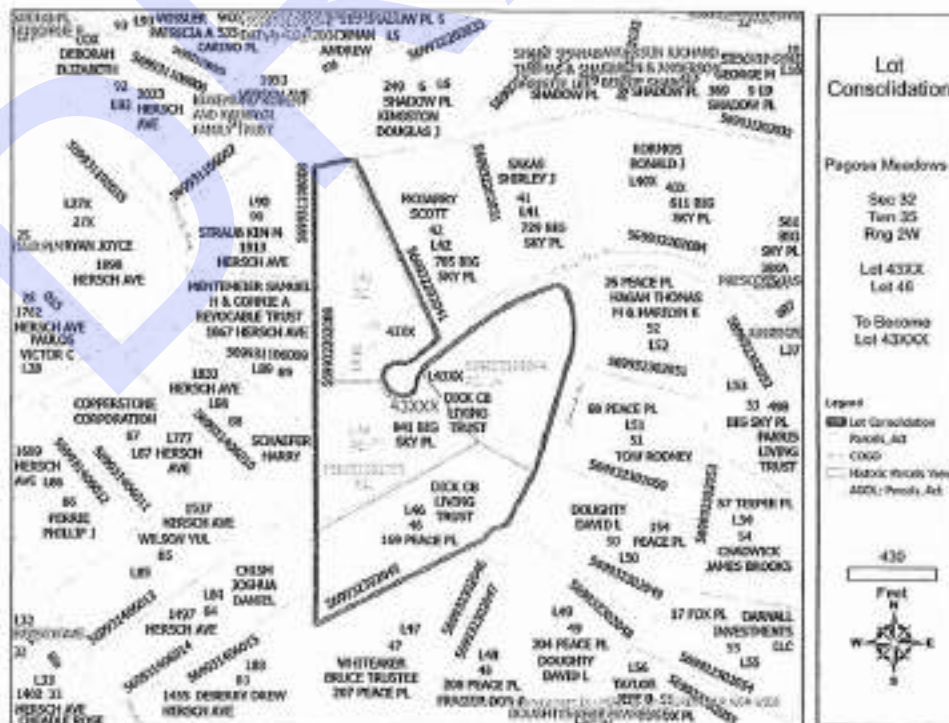
*Nothing owed  
+ No Violations  
176349*

6/15/2023, 2023 (a minimum of 30 days from the date of mailing).

Sincerely,

CB Dick

Virginia L Dick



RECEIVED  
MAY 18 2023



ARCHULETA COUNTY  
COLORADO

Archuleta County, Development Services

1122 Hwy 84, PO Box 1507

Pagosa Springs, Colorado 81147

Office 970-264-1385

Lot 93X  
2103 Lake Forest Cir  
Nothing owed  
No violations  
176332  
Lot 91X  
2143 Lake Forest Cir  
Nothing owed  
No violations  
176333

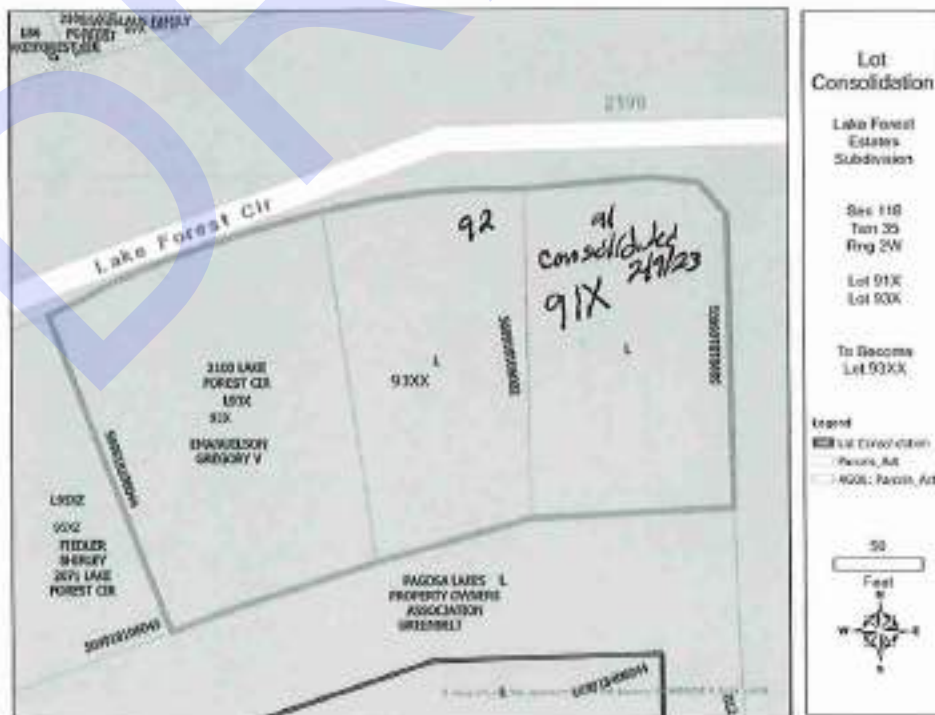
Lot Consolidation Utility Notification Letter

Date 5-16-23

Dear Utility Company/HOA/POA: The owners of Lot 91X and 93X in Lake Forest Estates Subdivision, are proposing by resolution to consolidate two (2) lots to become lot 93XX, 2103 Lake Forest Cir. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, and/or at (970) 264-8383, prior to 6-17-23, 2023 (a minimum of 30 days from the date of mailing).

Sincerely,  
  
Greg Emanuelson

Mary Ukani







**ARCHULETA COUNTY**  
COLORADO

Archuleta County, Development Services

1122 Hwy 84, PO Box 1507

Pagosa Springs, Colorado 81147

Office 970-264-1385

**Lot Consolidation Utility Notification Letter**

Date May 11, 2023

REC'D  
MAY 16 2023  
BY:

Dear Utility Company/HOA/POA: The owners of Lot 367-368 and Lot 357-358 in Pagosa Trails Subdivision, are proposing by resolution to consolidate two (2) lots to become lot ~~367-368~~, 367X 660 Trails Blvd. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, and/or at (970) 264-8383, prior to June 10, 2023 (a minimum of 30 days from the date of mailing).

Sincerely,

*Nina Jones Hennessy*  
Nina Jones Hennessy

*Thomas E. Hennessy*  
Thomas E Hennessy

660 Trails Blvd  
Lot 367-368  
paving area  
& new trash bins  
176278  
164 Landau Dr  
Lot 357-358



1 lot being eliminated



**ARCHULETA  
COUNTY**  
COLORADO

Archuleta County, Development Services

1122 Hwy 84, PO Box 1507

Pagosa Springs, Colorado 81147

Office 970-264-1385

**Lot Consolidation Utility Notification Letter**

Date MAY 11, 2023



Dear Utility Company/HOA/POA: The owners of Lot 27 and 28 in block 11 of Lake Pagosa Park Subdivision, are proposing by resolution to consolidate two (2) lots to become lot 27X, 1053 Cloud Cap Ave. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, and/or at (970) 264-8383, prior to JUNE 11, 2023, 2023 (a minimum of 30 days from the date of mailing).

Sincerely,

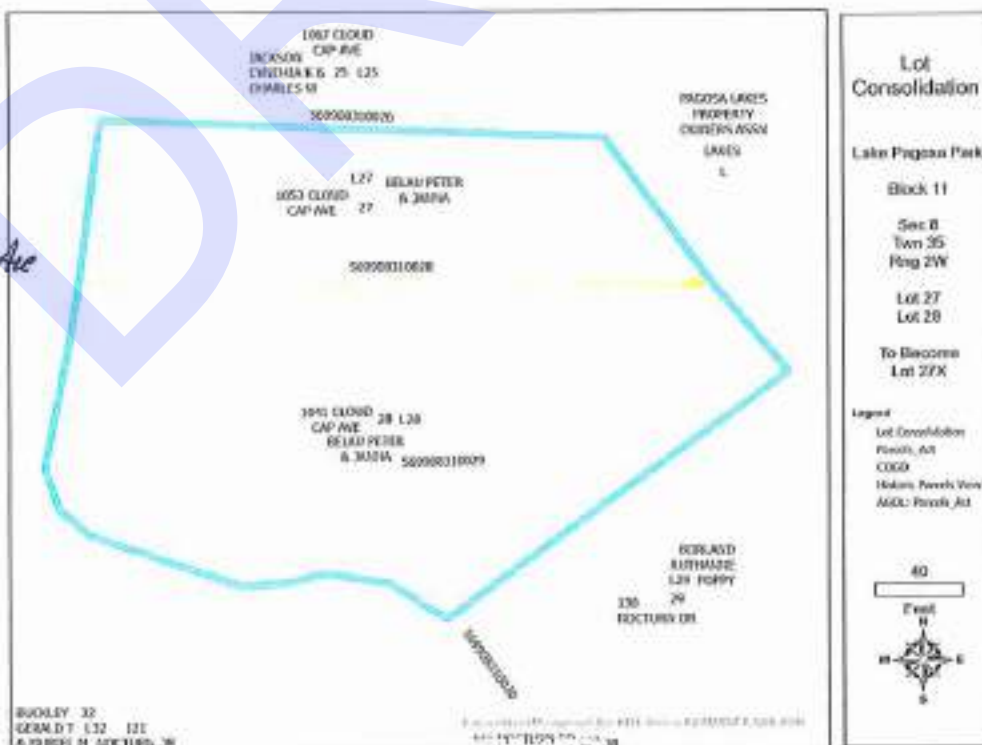
Peter Belau

1053 Cloud Cap Ave House

Lot 27 B-11  
Nothing owed  
No violations  
176277

1041 Cloud Cap Ave

Lot 28 B-11  
Nothing owed  
No violations  
176276





**ARCHULETA COUNTY**  
COLORADO

Archuleta County, Development Services

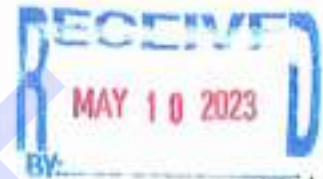
1122 Hwy 84, PO Box 1507

Pagosa Springs, Colorado 81147

Office 970-264-1385

**Lot Consolidation Utility Notification Letter**

Date 8 May 2023



Dear Utility Company/HOA/POA: The owners of Lots 27 and 28 in Martinez Mountain Estates Subdivision, are proposing by resolution to consolidate two (2) lots to become lot 27X, 89 Old Sawmill Cir. All covenants and restrictions will remain the same. Anyone who wishes to comment should contact the Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, Colorado 81147, and/or at (970) 264-8383, prior to 9 June 2023, 2023 (a minimum of 30 days from the date of mailing).

*Lot 27+28  
Coupled  
under  
89 Old Sawmill  
Rd  
Nothing owed  
+ NO Violations  
171944*

Sincerely,

*Burton W Adams*  
Burton W Adams

*Anlaug E Adams*  
Anlaug E Adams





ECC Liaison Report - May 2023

(Numbers in the top section represent reviewed Applications and Requests)

DESCRIPTIONS	Month of May	YTD	Totals
		2023	2022
Construction of new Single Family Residential and Modular Home	7	23	69
Mobile /Manufactured New or used placement	0	0	5
Major Projects ( 200 sq ft or larger)	7	15	53
Minor Projects ( 199 sq ft or smaller)	40	60	226
Fences	12	21	94
Owner initiated Variance Request	1	4	8
Solar	0	2	17
Boat Dock Permit / liscense	0	0	7
Sign/ Banner permanent and temporary	0	0	2
Seasonal and Temporary structures	2	3	27
Written Request: Tree Removal/Fire Mitigation)	12	19	126
Written Request:Extensions/Revisions	30	113	255
Written Request: Miscellaneous	17	23	92
Construction of new Commercial Structure	0	0	2
Construction of Multi-family structures (per Building):Duplex	0	1	0
Construction of Multi-family structures(per Building) :3-5 units	0	0	0
Construction of Multi-family structures(per Building):6+	0	0	0
<b>TOTAL APPLICATIONS</b>	<b>133</b>	<b>287</b>	<b>981</b>
<b>Approval Details</b>			
<b>TOTAL APPROVED APPLICATIONS</b>	<b>131</b>	<b>283</b>	<b>955</b>
Approved Single Family residences	7	22	68
Approved Manufactured homes	0	0	5
Approved Multi-Family Count ( all types)	0	1	0
Approved Commercial	0	0	1
Approved Variance	1	3	3
<b>As Form Inspection Additions</b>			
As Form inspection for new residence	3	15	46
As Form inspection for Mobile/ Manufactured	0	0	2
Addition of concrete inspection for Major	3	6	5
Addition of concrete inspection for Minor	0	0	1
<b>Previous Totals ( Old catagories)</b>			
	<b>2021</b>	<b>2020</b>	<b>2019</b>
Single Family Residence	87	59	82
Manufactured Homes	4	5	4
Multi-Family Residence	0	2	1
Major Projects (over \$12,500)	59	31	40
Minor Projects (under \$12,500)	312	409	441
Commercial Buildings	3	1	X
Roofs	X	X	X
Fences	31	X	X
Docks	4	7	2
Signs	3	0	6
Variance	16	9	16
Seasonal / Temporary	9	X	X
(WR) Written Requests, Misc.	107	153	73
(WR) Tree Removal/Fire Mitigation)	126	109	78
(WR) Extensions/Revisions	136	188	126
Solar	13	1	7
<b>TOTAL APPLICATIONS</b>	<b>857</b>	<b>960</b>	<b>869</b>
<b>TOTAL APPROVED APPLICATIONS</b>	<b>846</b>	<b>959</b>	<b>833</b>
<b>Approved Single Family residences</b>			
	87	59	79
<b>Approved Manufactured homes</b>			
	2	4	4
<b>Approved Multi-Family Count</b>			
	2	2	3
<b>Approved Commercial</b>			
	3	1	X
<b>Approved Variance (as of 12/2021)</b>			
	0	X	X

## MINUTES OF THE LAKES AND FISHERIES COMMITTEE MEETING

**THURSDAY, MAY 25, 2023**

The meeting was called to order at 4 pm by Roger Flynn, committee chairman. Present were Mr, Flynn, Joe Margraff, Don Collins, Larry Gwaltney and Dalas Weisz.

The minutes of the previous meeting were unanimously approved.

Lynch gave the committee an update on spring fish stocking, stating that close to 8000 pounds of 12-16 inch rainbow trout had been stocked total in all four lakes and that an additional 4000 pounds should be stocked around the second week of June. Lynch stated that it did not appear that any Tiger Trout would be available this spring, but some could be possibly this fall. Additionally, the bass and crappie have not been available this spring but if any came up it would be in fall, generally 4-6 inch size class for bass and crappie. However, the lakes were stocked with bass and crappie regularly over the past 5 years and the populations are in good shape. Don Collins commented that the crappie fishing was outstanding at Lake Pagosa last couple of years and the committee agreed that the bass are in good shape with numbers in the lakes. There was an agreement that we should look to establish some additional predator fish in Lake Pagosa due to smaller yellow perch that are reproducing in the lake.

The committee also discussed the trending fish price increases we've seen over the past 3 or 4 years, which has resulted in fewer fish being able to be stocked in the lakes. The committee discussed a few possible future recommendations to address the price increases which could include a possible reduced daily bag limit of fish, possible small increase in fishing permit prices and public education on the costs of the fishing resource. It was agreed that this would be contemplated this summer with any recommendations to the board sometime in September.

The committee received an update on the capital improvement projects for this year, the first of two vaulted toilet units should be going in up at Hatcher Lake sometime in June, and the second unit is scheduled for later this fall at Lake Pagosa near the dam. A new floating dock was received this spring and will be installed at the Jetty on the west side of the lake providing a nice new fishing platform at an excellent location. The committee also reviewed the long range capital improvement project list and rankings from the July 2021 meeting and felt that those were still a solid recommended list of capital for the board to consider, which included the eventual install of permanent vaulted restrooms at all four lakes; improvements to the boat ramps; the addition of additional floats and sizing to the Village Lake fishing Pier; and new lakeside park development at the Northshore Cir greenbelt site on Village Lake and Tract C at Lake Pagosa with parking, fishing amenities, possible covered gazebo and floating piers (see Minutes of the Oct 2021 committee meeting).

Lynch gave the committee a quick overview of the spring weed and algae control plan where early season algaecides and vascular plant control applications were being made at key locations for recreational access and appearance.

The meeting was adjourned at 5:30 pm



**PAGOSA LAKES PROPERTY OWNERS ASSOCIATION  
RESOLUTION 2020--09**

**RESOLUTION ON UNCOUPLING OF, AND/OR UN-  
CONSOLIDATION OR CONSOLIDATION OF LOTS**

(Repeals, supersedes and replaces Resolutions 91-4, 93-3, 94-9, 95-6, 96-10, 98-35, 98-41, 2002-06, 2012-07, 2014-02 and 2016-01)

**WHEREAS** Paragraph 9E of the Declaration of Restrictions Pagosa permits an owner of contiguous lots to apply to the FCC for permission to use such lots as a site for a single dwelling and have the lots treated as one lot, which also reduces the Property Owner's assessment.

**WHEREAS** prior Boards of Directors of the Pagosa Lakes Property Owners Association enacted Resolutions, Policies and Estoppel Agreements between 1991 and 1998 regarding coupling and uncoupling lots.

**AND WHEREAS**, prior Boards of Directors, in good faith, signed Estoppel Agreements that, though in contradiction to the Declaration of Restrictions, were relied upon by the property owners of the unimproved coupled lots.

**AND WHEREAS**, many of the past transactions pertaining to the coupling of lots did not have Estoppel Agreements, or which Estoppel Agreements were not recorded with the Clerk and Recorder of Archuleta County.

**AND WHEREAS**, the Board wishes to clarify the confusion of Property Owners that has arisen as a result of the many previous Resolutions, Policies and Estoppel Agreements enacted over the years and to update the procedures and requirements for applications to the FCC for permission to use contiguous lots as a site for a single dwelling.

**THEREFORE BE IT RESOLVED THAT:**

1. As of August 8, 2002, with the adoption of Resolution 2002-06, the Association ceased coupling lots as a method of preserving open space, treating multiple lots as a single lot or enabling Property Owners to reduce total assessment billings. The Association will only accept Archuleta County approved lot "Consolidation" to treat contiguous lots as a single lot for Association assessments and to comply with requirements contained within the Declaration of Restrictions. The Association is hereafter to refer all property owners requesting contiguous lots to be treated as a single lot to the Archuleta County Planning Office for their "Consolidation" procedure, as part of the application to the FCC for permission to treat such lots as a single lot.
2. If a Property Owner of uncoupled contiguous lots wishes to apply for permission to treat the lots as one lot pursuant to Paragraph 9E (or a similar paragraph in the applicable declaration for the appropriate subdivision), the Property Owner must first Consolidate the lots through processes available at Archuleta County. Thereafter, the Property Owner will submit the following to the Association:

- a. written proof of the application of Consolidation through Archuleta County;
- b. payment of all assessments, fines or other fees owed by any lot involved in the Consolidation, curing of any covenant or rule violation, if any exists;
- c. verification that Consolidation of said lots will not result in the existence of covenant or rule violation of the Consolidated lot; and
- d. payment of the Association's fee, which will be the amount equal to five times the amount of the annual assessment in place for the year in which the application is made. This fee may be made in payments with a signed agreement with the PLPOA Comptroller. Payments would be made over a five-year period in which the yearly payment would be equal to the current dues assessment for that fiscal year.

In the event that lot Consolidation is an integral element of resolving a violation of a covenant or rule violation, the Board of Directors may exercise its discretion in the application of 2 b stated above. Otherwise, the Association will grant permission if the requirements are met.

3. All applications for permission to treat contiguous lots as one lot must be received by December 1 to allow the Association to budget properly for the following fiscal year. Any applications received after December 1 will be considered and, if approved, will become effective January 1 of the following fiscal year (e.g. an application received on December 15, 2016, if approved, will become effective January 1, 2017).
4. If a Property Owner desires to uncouple his/her lots and the Property Owner has neither consolidated the lots through the processes available at Archuleta County, nor constructed improvements over lot lines, nor in any way created a situation prohibiting separation of the lots, the Association, by action of its Board of Directors at an open meeting, will uncouple the lots following receipt of:
  - a. a written request from the Property Owner;
  - b. payment of all assessments from the date the lots were coupled to the date of uncoupling by or on behalf of the present Owner; and
  - c. verification that uncoupling will not result in the existence of a covenant or rule violation on one or more of the uncoupled lots.

If a Property Owner has created a situation in which uncoupling the lots would result in a violation of the covenants, including any land use and improvement restrictions, on one or more of the uncoupled lots, the lots will remain coupled until the situation is resolved so that there would be no violation on one or more of the uncoupled lots. For instance, if one uncoupled lot would contain only an accessory building and no residence, the lots shall remain coupled until the accessory building is removed. The Property Owner may be referred to the Planning Department for Archuleta County regarding the potential for Consolidating the lots in the event the Property Owner cannot or does not wish to remove a situation in which uncoupling lots would result in a violation on one or more of the uncoupled lots.

The Board of Directors reserves the right to evaluate each request for uncoupling on a case-by-case basis to determine the nature and possible resolution of any issues that may be raised due to the particular circumstances of the lots involved.

5. In the event one or more of the uncoupled lots is to be immediately conveyed to a neighboring lot owner who plans to consolidate such uncoupled lot with his/her own lot into one lot, and the consolidation is completed within six (6) months of the conveyance of the lot, the owner requesting the uncoupling shall be eligible for a refund of the past assessments paid pursuant to Paragraph 4 of this resolution. In order to obtain a refund, such owner shall submit written proof of the completed consolidation and a copy of the deed conveying ownership no later than six (6) months from the date of the deed. If the owner does not submit the written proof and a copy of the deed within six (6) months, no refund shall be granted.
6. Existing "coupled" lots will continue to be considered as one lot, for assessment purposes, until that time that an owner requests uncoupling and adheres to the policy set forth in Paragraph 4, above.
7. For those properties which became encumbered by a recorded Estoppel Agreement, the Association prepared and recorded an instrument releasing the previously recorded Estoppel Agreement following adoption of Resolution 2002-06.

**ADOPTED** by the Board of Directors this 10<sup>th</sup> day of September, 2020.

  
Bruce Jones Jr., President

ATTEST:

  
Lars Schneider, Secretary