

PAGOSA AREA WATER AND SANITATION DISTRICT )  
 )  
ARCHULETA COUNTY ) S.S.  
 )  
STATE OF COLORADO )

NOTICE OF REGULAR MEETING

NOTICE IS HEREBY GIVEN that a Regular Meeting of the Board of Directors of the Pagosa Area Water and Sanitation District (PAWSD) has been scheduled for Thursday March 14, 2024 at 5:00 p.m. The Regular Meeting will be held at 100 Lyn Avenue, Pagosa Springs, Colorado.

Proposed Agenda is as follows:

Regular Meeting

1. Call to Order
2. Roll Call
3. Consideration of Agenda
4. Approval of Minutes – 02/15/2024 Regular Meeting
5. Public Comment
6. Consideration of Resolution to Amend the Current Affordable Housing Policy
7. Consideration of Resolution to Enact a Moratorium on Affordable Housing Rate Reductions
8. Consideration of Pagosa Springs Community Development Corporation Request
9. Consideration of Habitat for Humanity Request
10. Consideration of Request for 2023 Connection Fees for 65 Settler Drive
11. Consideration of Request for 2023 Connection Fees for Colorado Dream Homes
12. Consideration of Request for 2023 Connection Fees for San Juan Homes
13. Consideration of Memorandum of Understanding for Exploration into the Future Operations and Maintenance of Wastewater Systems in the Pagosa Springs Area
14. Manager Talking Points
15. Any Other Business Brought Before the Board Will be Duly Considered

PAGOSA AREA WATER AND SANITATION DISTRICT

By /s/ Justin Ramsey  
For the Board of Directors



**RECORD OF PROCEEDINGS**  
**PAGOSA AREA WATER AND SANITATION DISTRICT**  
**FEBRUARY 15, 2024 SPECIAL MEETING**

**Call to Order (0:04:08)**

The Special Board Meeting for the Pagosa Area Water and Sanitation District (PAWSD) was called to order by Chairman Jim Smith at 5:00 p.m.

**Attendance (0:05:09)**

The following Directors were present: Jim Smith, Glenn Walsh, Bill Hudson, and Gene Tautges.

In attendance from staff: Justin Ramsey, Renee Lewis, and Aaron Burnes.

Also present: Josh Pike, Cheryl Bowdridge, Peter Adams, Debra Brown, Ken Bowles, Anita Bowles, Leah Ballard, Bruce Cooper, Shelley Low, Jenn Ott, Emily Lashbrooke, Kathleen McFadden, Dale Schmidt, Ellen Schmidt, Marybeth Snyder, Deborah Smith, Larry Smith, Lana Ferley, Dan Ferley, Yvonne Brunsul, Erik Winther, Brandy Winther, Kim Moore, Blue Pitcher Lindner, Brian Reid, DeEtte Harrington, Cobey Hampton, Nancy Rea, Jim Browne, Brandi Hampton, Nancy Klootwyk, Leah and Lori Henrickson.

**Consideration of Agenda (0:05:30)**

A motion was made by Director Hudson and seconded by Director Tautges to accept the agenda as presented. The motion passed unanimously.

**Consideration of Approval of Minutes – 12/14/23 Regular Meeting and 1/4/24 Special Meeting (0:07:11)**

A motion was made by Director Tautges and seconded by Director Hudson to approve the minutes as presented. The motion passed unanimously.

**Public Comment (0:08:34)**

Debra Brown, Peter Adams, Dale Schmidt, Marybeth Snyder, Deborah Smith, and Brandi Hampton provided comments on 2024 rate increases. Lori Henrickson, Emily Lashbrooke (copy attached), Blue Pitcher Lindner (copy attached), and Leah Ballard (copy attached) provided comments on impacts to affordable housing. Cheryl Bowdridge, Jim Browne, and Ken Bowles, provided comments on the new rate for short-term rentals.

**Consideration of Appointing Renee Lewis as Recording Secretary to the Board (0:52:35)**

District Manager Justin Ramsey stated the staff person that previously held this position, Cyndi Foster, is stepping down and Renee Lewis offered to fill the position. A motion was made by Director Hudson and seconded by Director Tautges to appoint Renee Lewis as Recording Secretary to the Board. The motion passed unanimously.

**Consideration of Revisions to Rules & Regulations (0:53:00)**

Renee Lewis provided an overview of the proposed revisions to the PAWSD Rules and Regulations for Sections 3.2 – Water and Wastewater System Construction Cost, 5.6 – Main Line Extension Permit, 6.3 – Inspection, 8.14 – Cost Recovery, 10.16 – New Development Water and Wastewater Fee, and 10.17.3 – Delinquent Charges and Fees (copy attached). A motion was made by Director Tautges and seconded by Director Hudson to approve the proposed revisions to the PAWSD Rules and Regulations as presented. The motion passed unanimously.

52 **Consideration of 2024 Water & Wastewater Rate Increases (1:10:23)**

53 A motion was made by Director Tautges and seconded by Director Walsh to approve the  
54 proposed 2024 water and wastewater rates as presented (copy attached). The Board discussed  
55 the rate study process, determination of the new short-term rental rate, the current affordable  
56 housing policy, and the historical context of raising rates for discretionary and non-discretionary  
57 capital projects. Chairman Smith called for the vote. The motion passed unanimously.  
58

59 **Consideration of 2024 Connection Charges and Adjustments to Other Non-Rate Revenue**  
60 **(not on recording)**

61 A motion was made by Director Walsh and seconded by Director Hudson to approve the 2024  
62 connection charges and other non-rate revenue as presented. The motion passed unanimously.  
63

64 **Consideration of County Request for PAWSD Customer Data Related to Short-Term**  
65 **Rentals (not on recording)**

66 The Board agreed to table this item and invite Archuleta County representatives to a meeting to  
67 discuss this request.  
68

69 **Manager Talking Points (not on recording)**

70 Justin Ramsey provided an update regarding the progress on the new Snowball Water  
71 Treatment Plant stating that everything was going as planned. He also provided an update on  
72 water loss stating that it seems to be increasing, but he has not yet determined the cause.  
73 Lastly, Mr. Ramsey stated that with the lack of snow this winter he did not expect the I & I to be  
74 as significant as it was last year.  
75

76 **Other Business**

77 There being no other business to come before the Board, the meeting was adjourned at 7:30  
78 p.m.  
79

80 Respectfully submitted,  
81

82  
83 Bill Hudson  
84 Secretary  
85  
86  
87  
88

## Board Agenda Summary Sheet

	To	Action	Signature, Date		To	Action	Signature, Date
1	Justin Ramsey	Review		6			
2	Board	Approve		7			
3				8			
4				9			
5				10			

<b>Name of Action Official:</b> Bill Hudson	<b>Phone:</b>	<b>Board Meeting Date:</b> 3-14-24	<b>Priority</b> <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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**Subject:** Resolution to Amend the Current Affordable Housing Policy

Compared to the existing resolution (2020-03) the revised CIF Waiver Resolution (2024-03) eliminates waivers for housing above 80% AMI, and made the waiver 100% for everything at 80% AMI and below.

The new resolution eliminates “Very-Low-Income” and “Moderate-Income” and used only “Low-Income” and “Workforce Housing.” This implies Deed Restrictions that will prevent any for-sale homes from eventually going to retirees, second-home owners, or short-term rental investors. We have sample Deed Restriction templates provided by Habitat Archuleta.

It changed the AMI qualification from:

- a. **Area Median Income (AMI).** The median household income for Archuleta County, as estimated by the most recent U.S. Census Small Area Income and Poverty Estimates.

To the new qualification:

- a. **Area Median Income (AMI).** The median household income for Archuleta County, as estimated by the most recent published calculations from Colorado Housing and Finance Authority (CHFA). For rental housing, the AMI qualification may be adjusted according to household size. For for-sale housing, the AMI for a four-person household may be used, when appropriate.

Nearly all affordable rental housing being built in the US takes advantage of federal grants, and is required to qualify renters according to income, typically at 80% AMI or less. These facilities normally have already signed a Land Use Restriction Agreement (LURA) with the Colorado Housing and Finance Authority. In other words, low-income rental projects are typically ‘already qualified and preserved as affordable’ without any additional effort by PAWSD.

The trickier proposition is with spec home builders who are promising that their homes are “affordable.” PAWSD will work with a local housing agency — possibly Archuleta County Housing Authority — to create a system for qualifying contractor-built for-sale homes as “Workforce Housing.”

A one-month moratorium on CIF waivers may be sufficient to work through the qualifying process.

## **PAGOSA AREA WATER AND SANITATION DISTRICT**

### **RESOLUTION REDUCTION OF CAPITAL INVESTMENT AND RAW WATER ACQUISITION FEES FOR WORKFORCE HOUSING**

#### **Resolution 2024-03**

WHEREAS, the Pagosa Area Water and Sanitation District (“District”) is a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organized and existing special district pursuant to Title 32, Colorado Revised Statutes; and

WHEREAS, Section 32-1-1001(1)(h), C.R.S. authorizes the District’s Board of Directors (the “Board”) to have the management, control and supervision of all the business and affairs of the special district and all construction, installation, operation and maintenance of special district improvements; and

WHEREAS, Section 32-1-1001(1)(m), C.R.S. authorizes the Board to adopt, amend and enforce bylaws, rules and regulations for carrying out the business, objects and affairs of the Board and District; and

WHEREAS, the Board has implemented and continues to implement Capital Investment Fee (“CIF”) policies to raise funds for the general improvements to the efficiency, capacity, reliability and safety of its water treatment and distribution systems as necessary to serve existing and planned water demand; and

WHEREAS, the Board has implemented and continues to implement CIF policies to raise funds for the general improvements to the efficiency, capacity, reliability and safety of its sewage collection and treatment systems as necessary to serve existing and planned sewage demand; and

WHEREAS, the Board has implemented and continues to implement Raw Water Acquisition Fee (“RWF”) policies to raise funds to pay for the incremental expansion of capital improvements necessary to develop the raw water supply necessary to serve newly created water service demand; and

WHEREAS, the Board desires to encourage development of low-income and workforce housing to address a serious shortage of available housing units within the District; and

WHEREAS, the Board desires to incentivize such development by allowing reductions and exemptions from payment of Capital Investment Fees and Raw Water Acquisition Fees under certain circumstances for rental and for-sale housing units that meet the definitions herein; and

NOW THEREFORE, be it resolved by the Board of Directors of the Pagosa Area Water and Sanitation District, that its water Capital Investment Fee and Raw Water Acquisition Fee calculation methodology and fee payment methodology is amended, clarified and shall be implemented, as follows:

#### **1. DEFINITIONS:**

- a. **Affordable Housing.** Housing for which the occupant(s) is/are paying no more than thirty percent (30%) of their income for gross housing costs, including utilities.

- b. **Annualized Mortgage Amount.** The sum of principal, interest, closing costs, mortgage insurance, down payment, and any other direct costs of acquiring the unit amortized over thirty (30) years based on annual payments.
  - c. **Area Median Income (AMI).** The median household income for Archuleta County, as estimated by the most recent published calculations from Colorado Housing and Finance Authority (CHFA). For rental housing, the AMI estimates may be adjusted according to household size. For for-sale housing, the AMI for a four-person household may be used, when appropriate.
  - d. **Low-Income Housing.** A housing unit with a rental amount or annualized mortgage amount that qualifies as affordable housing for households earning sixty percent (60%) or less of AMI.
  - e. **Workforce Housing.** A housing unit with a rental amount or annualized mortgage amount that qualifies as affordable housing for households earning eighty percent (80%) or less of AMI but more than sixty percent (60%) of AMI.
- 2. The Board may grant a full waiver of Capital Investment Fee(s) and Raw Water Acquisition Fees for Low-Income Housing or Workforce Housing, whenever such housing is deed restricted with the intention of preserving its affordability for a period of at least 15 years.
  - 3. APPLICABILITY. The intent of this Resolution is to keep all aspects of the District's existing fee policy intact, and to merely apply an incentive for the construction affordable housing units which is perceived as a benefit for all District customers. A waiver or reduction in Capital Investment or Raw Water Acquisition Fees shall in no way relieve the customer from paying all applicable District fees then in effect as provided in the District's Rules and Regulations.
  - 4. SEVERABILITY. In any section, subsection, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause or provision shall in no manner affect any remaining provisions of this resolution, the intent being that the same are severable.
  - 5. REPEALER. All orders, resolutions, bylaws or regulations of the District, or parts thereof, inconsistent with this resolution are hereby repealed to the extent only of such inconsistency.
  - 6. EFFECTIVE DATE. This resolution shall be enforced as effective on, and as of, March 14, 2024.

ADOPTED this 14 day of March, 2024, by a vote of \_\_\_\_ in favor and \_\_\_\_ opposed.

---

Jim Smith, President

(SEAL)

Attest:

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Bill Hudson, Secretary

DRAFT

# 2024 Pagosa Springs CDC Workforce Housing Project

Pagosa Springs Community Development Corporation

46 Eaton Drive | Pagosa Springs, CO

[www.pagosaspringscdc.org](http://www.pagosaspringscdc.org)

[Emily@pagosaspringscdc.org](mailto:Emily@pagosaspringscdc.org)





## Objective: Build 40 Workforce Housing Homes in 4 Years

- Complete 10 Homes in 2024 in the 80%-100% Average Median Income
- AMI Limited by Available Grant Funding
  - Build (8) 2 Bed/2 Bath/1 Car at 80% AMI  
2 persons = \$66,560 = 2 incomes
  - Build (2) 3 Bed/2 Bath/1 Car Under 100% AMI  
4 persons = \$103,900 = 2 incomes

We are asking PAWSD to help us get workforce housing into the market and become an equal partner and waive **all** fees for new services for this entire project.

PSCDC is assuming a \$3.9M risk to provide this housing for our workforce, partnering with Habitat for electric line extension, road improvements, and deed restrictions. This will enable lower costs for all units.



# 2024 Pagosa Springs Housing Needs Survey Combined Results

Pagosa Springs Community Development Corporation

46 Eaton Drive | Pagosa Springs, CO

[www.pagosaspringscdc.org](http://www.pagosaspringscdc.org)

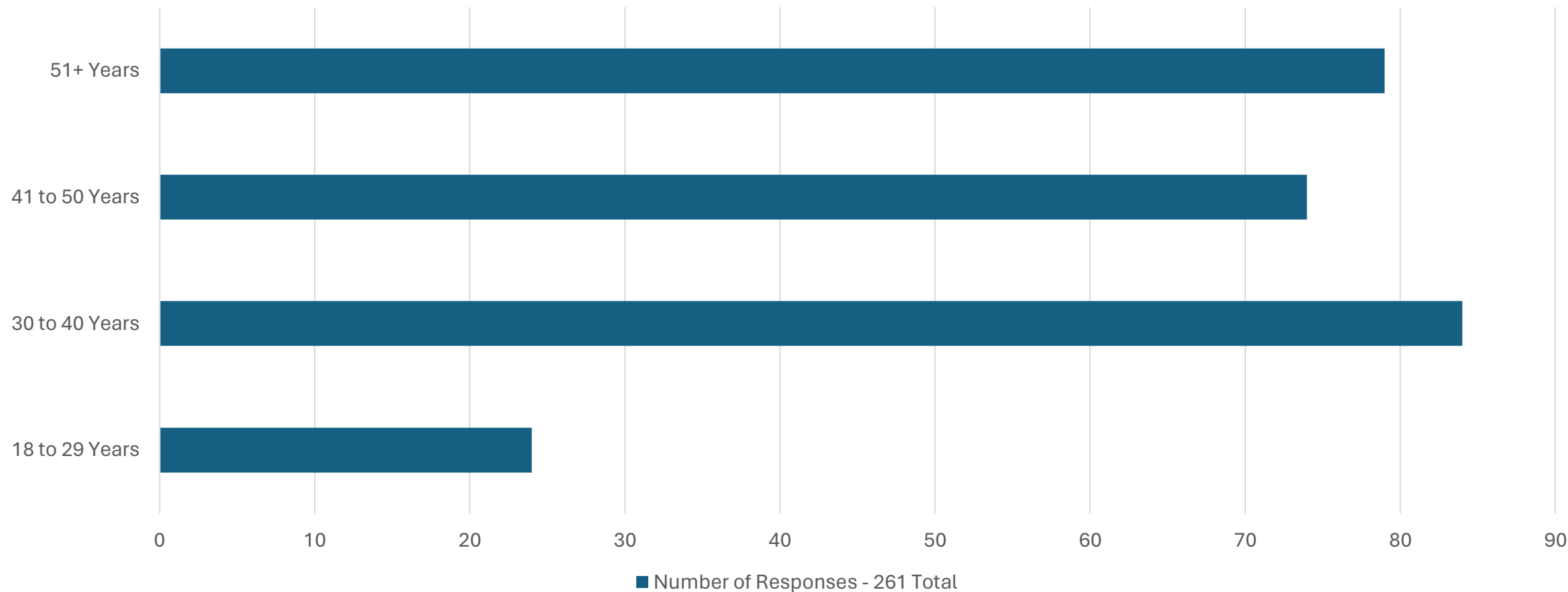
[Emily@pagosaspringscdc.org](mailto:Emily@pagosaspringscdc.org)



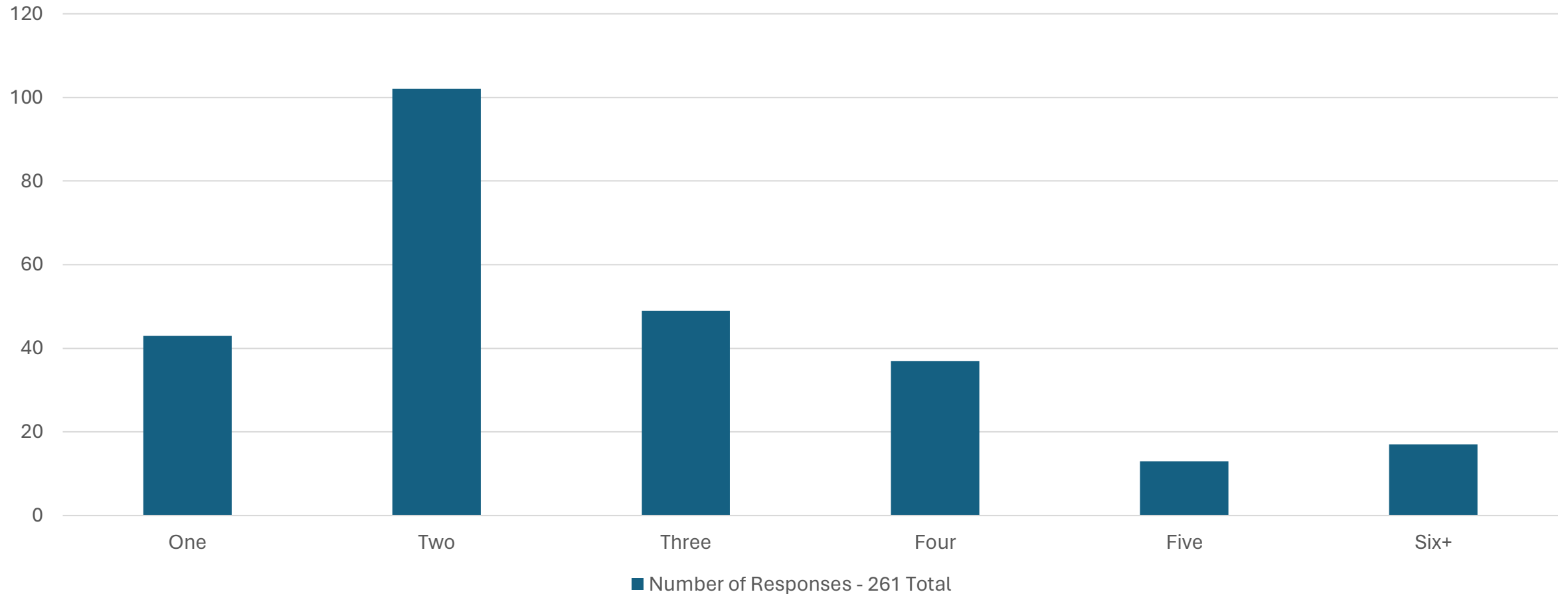
# Housing Needs Survey

- Archuleta County – 67 Responses
- Town of Pagosa Springs – 34 Responses
- Archuleta School District – 90 Responses
- Pagosa Springs Medical Center – 32 Responses
- The Springs Resort & Spa – 38 Responses
- **Total Housing Needs Survey Responses - 261**

# Survey Question: What is your age?

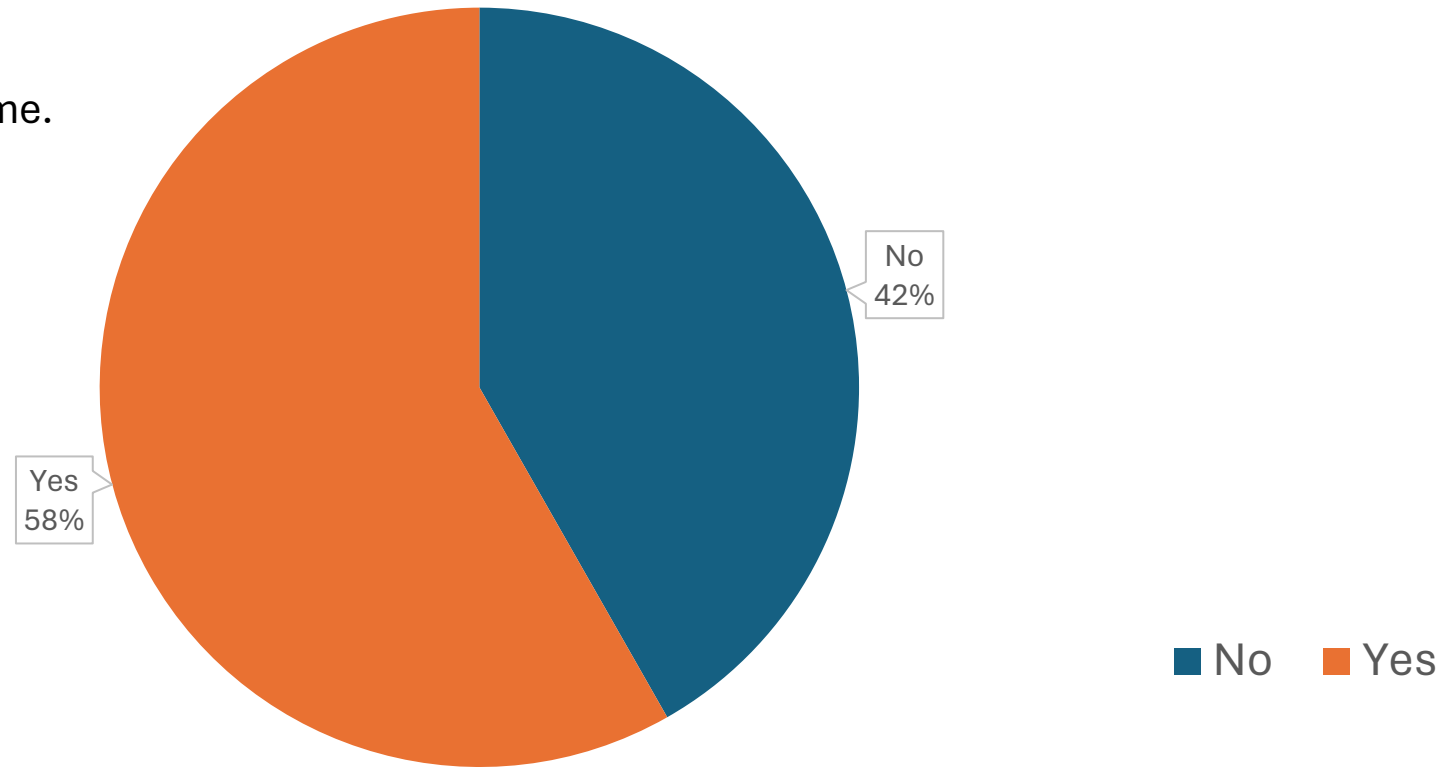


# Survey Question: How many total members in your household?

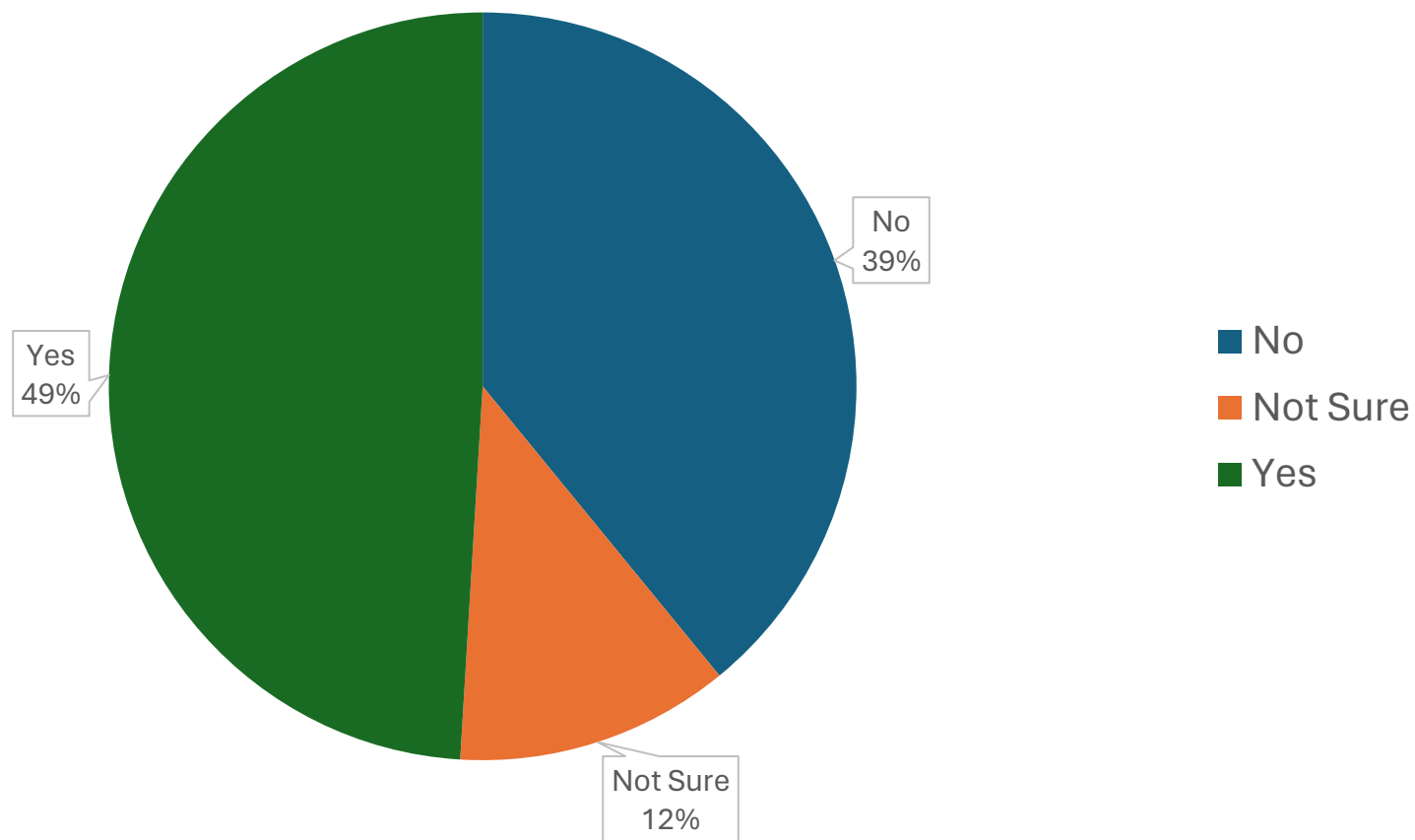


# Survey Question: Are your current housing costs affordable?

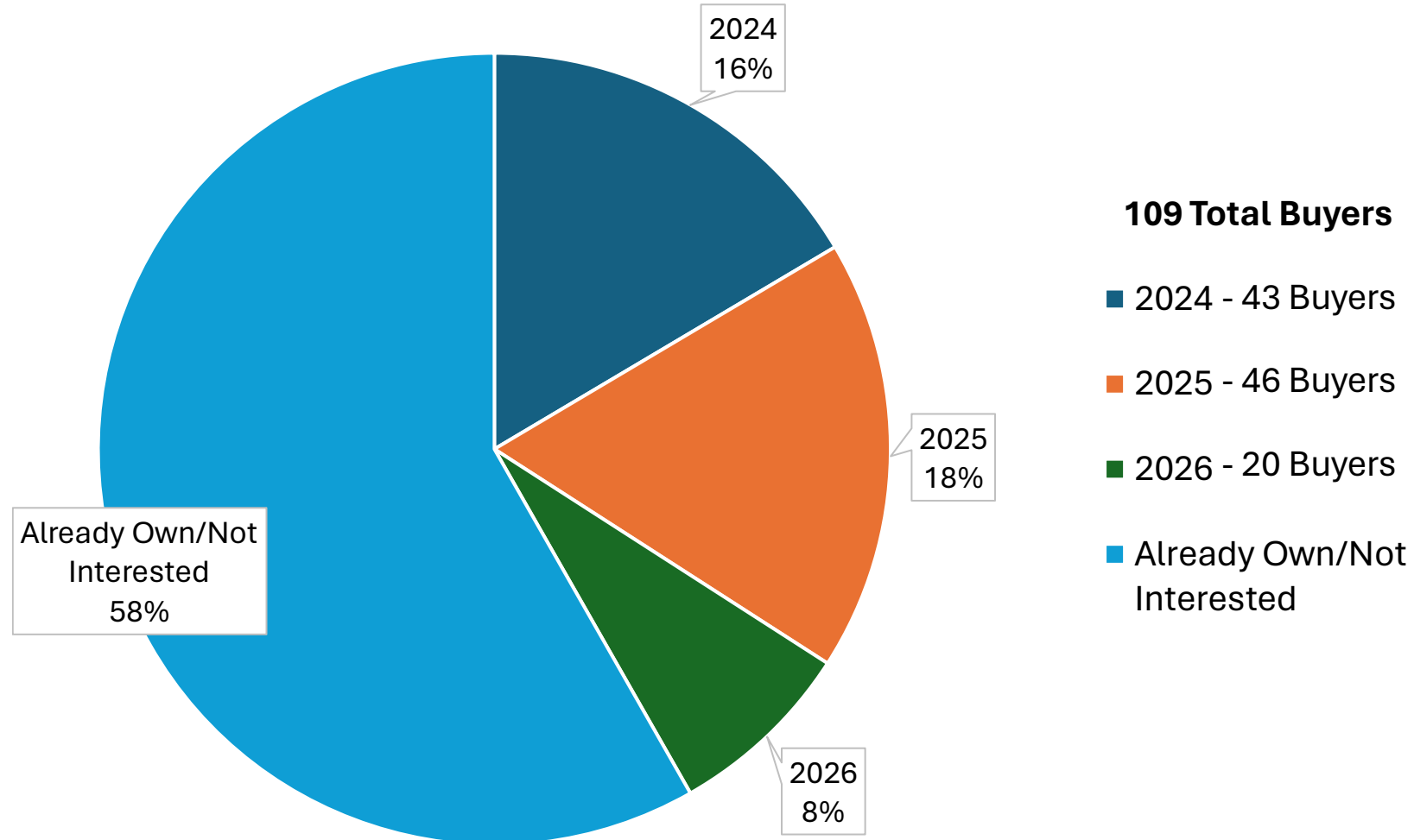
By standard definition, housing costs are considered affordable if they represent no more than 30% of a household's annual gross income.



# Survey Question: Does the lack of affordable housing restrict your employment opportunities?



# Survey Question: If you rent but want to own, when would you be interested in buying?



# Example of affordability when you bring home \$5546.67 80% AMI Gross Monthly

Gross Annual Income	Payroll Taxes	Car Payment	Car Insurance	Grocery	Gas	Utilities Gas, electric Water, sewer	Available for PITI Home Loan 30%	
80% AMI 2 persons \$66,560.00	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Total Monthly Expense
\$5,546.67/ Month Gross	\$998.33	\$533.00	\$255.00	\$600.00	\$400.00	\$331.00	\$1,849.00	=\$4,966.33
Remaining Income:	\$580.33		Not Included:	Health Insurance	Cell phone	RX	Cable TV	Internet



# Perfect Recipe for Affordable Housing Crisis

- 11.4% Poverty Rate (Post Pandemic)
- Staffing Shortages
  - Hospital closed 2<sup>nd</sup> floor, restaurants close 2-3 days per week, Fire Chief living in 5<sup>th</sup> wheel
- Limited Employment due to Housing Costs/High-Interest Rate
- Most Expensive Place to Live in SW Colorado/ Declared by Region 9
  - Short 229 dwellings to fill the current need
- Low AMI \$62,500 - 2023 CHFA Designation
- Average Median Home List Price \$775,000 2/29/2024
- Zero Affordable Single-Family Units in the Market for Homeownership



# Community Problem and Support

## Archuleta County

- Donated 45 Lots Dedicated to Affordable Workforce Housing
  - 5 more in process
- Applied for a \$1.9M **Infrastructure Grant** to Assist in Achieving Low-Cost, Single-Family Homes
- Contributed \$30K for Pre-Development Funds for Affordable Housing
- Partnered on **Stronger Communities Grant** for Housing Needs Assessment
- Committed to Prop 123 with 43 Units



# Community Problem and Support

## Town of Pagosa Springs

- Partnered on **Stronger Communities Grant** for Housing Needs Assessment
- Applied for a **Local Capacity Grant** to Fund Multijurisdictional Housing Coordinator
- Committed to Prop 123 with 9 Homes
- Provided a Town Council Letter of Support for this Grant



# Community Support to Build Affordable Workforce Housing

- More Housing Now grant will provide infrastructure for the entire development and open the possibility for 105 additional affordable housing units. The County applied for this grant.
- This project will significantly impact the affordable workforce housing crisis in our community.
- This project is the fastest way to increase affordable workforce housing in our community.
- The County Planning Department will waive all permitting fees.
- PLPOA will waive all permitting fees.
- Wyndham Bankruptcy Fund will extend electric.
- Subcontractors will provide steep discounts.



# Community Partners



**ARCHULETA  
COUNTY**  
COLORADO



**LPEA**  
La Plata Electric Association, Inc.



# Our Commitment to PAWSD

- We will continue to look for funding opportunities for PAWSD.
- Infrastructure improvements will open up an additional 105 lots for affordable homes, adding \$2.6M in PAWSD connection fees.
- We would be delighted to include PAWSD employees in this project.
- We need your help to keep essential employees in this community.
  - Keep our hospital staffed and employ more teachers.
  - Provide a home for our new Fire Chief and family.
- We will actively promote PAWSD participation and make sure the community knows you are a community partner who is helping to solve the workforce housing crisis in Archuleta County!

# PSCDC Request

- Waive all Fees for 40 Houses

OR

- Honor 2023 Fee Schedule for 40 Houses

Help Bring your  
employees affordable  
Housing!

Pagosa Springs Community Development Corporation

46 Eaton Drive | Pagosa Springs, CO

[www.pagosaspringscdc.org](http://www.pagosaspringscdc.org)

[Emily@pagosaspringscdc.org](mailto:Emily@pagosaspringscdc.org)

Thank you for your time  
and consideration!

Questions?



**PAGOSA SPRINGS**  
COMMUNITY DEVELOPMENT CORPORATION



## 15 Homes in 5 Years: 2022 - 2026

### Progress through Year 2

***BUILDING A STRONGER WORKFORCE THROUGH HOMEOWNERSHIP***

**Thank you PAWSD!**



Leah Ballard  
Lori Henricksen

Executive Director  
Outreach Director

Director@habitatarchuleta.org  
Lori@habitatarchuleta.org  
970.264.6960



## 5 YEAR PLAN: 2022 - 2026

# 15 HOMES FOR 15 WORKFORCE FAMILIES

### ARCHULETA COUNTY, WYNDHAM PAGOSA DONATION OF LOTS

The foundation for our increased capacity.

### HABITAT COLORADO CONSTRUCTION LOANS & GRANTS

Fund the construction costs, repaid by the family's mortgage.

### ENERGY EFFICIENT MODULAR HOMES MAINTAIN AFFORDABILITY INTO THE FUTURE

Energy efficient, solar-powered modular homes with heat pump air handlers are selected to fit the family and the neighborhood. Sub-contractors and volunteers complete non-factory construction.

### INCREASE OUTREACH TO OUR WORKFORCE, STAKEHOLDERS AND COMMUNITY

Partnerships reduce building costs to keep homes affordable without adding regulations.



# OUR JOB GOES BEYOND BUILDING HOMES



Habitat provides turnkey, affordable housing services to workforce families earning 40 - 80% of the area median household income (AMI) in Archuleta County

## QUALIFICATION

We ensure that applicants have reliable **income** and **credit** for their household to afford homeownership.

## EDUCATION

Habitat **families complete home buyer education** and "good neighbor" education classes.

## MORTGAGES

We originate **USDA Rural Development Mortgages** (up to \$547,000), providing a longer term, with low down, low interest and re-payable mortgage subsidies.

## PRESERVING AFFORDABILITY

**Deed restrictions**, owner occupancy requirement and first right to re-purchase **keep Habitat homes in the affordable inventory** if homeowner must sell.





## What We've Done

- 1994 - 2021, our first 27 years, Habitat Archuleta built 28 homes with workforce families.
- 2022 - the first year of our 5 Year Plan, we doubled our annual build capacity to two homes, impacting 2 adults and 4 children
- **2023** - the second year of our 5 Year Plan, we tripled our annual build capacity to three homes, impacting 5 adults and 9 children.
  - This security of homeownership helps to maintain 4 local jobs in the county

## What's Next

- **2024, we are building three homes in Chris Mountain Village II**
  - Three families have been selected as Habitat Partner Families, who will help build their own homes alongside volunteers and pay an affordable mortgage
  - 5 adults and 7 children will have an affordable place to call home
    - 5 local employers - in outdoor recreation, construction, retail and restaurant industries and the school district - will retain employees who have the security of homeownership
- **2025 - 2026: 7 homes to go - in Chris Mountain Village II and Trails**



## COMMUNITY IMPACTS BEYOND HABITAT'S AFFORDABLE HOMEOWNERSHIP PROGRAM

With the addition of a dedicated MLS licensed mortgage originator, we offer USDA Direct mortgage origination for qualified applicants who were not selected to partner with Habitat. Since 2022, **ten additional families are now homeowners** in Archuleta County.

Habitat Archuleta has developed **deed restriction templates for contractors** who build homes for workforce buyers in our community.

We do more than “build up” Pagosa – partnering with the San Luis Valley Habitat ReStore, our **“Recycle, Repair and Demo” team** arranges for pick-up of building materials and large items that most thrift stores refuse and would most likely go to the landfill. Our team recently added “Demo” to their service by removing cabinets and furniture for Pagosa Springs Medical Center’s Physical Therapy building. In the last two years this partnership **has kept over 16 tons of items out of our landfill** and delivered items to be re-used by residents in the San Luis Valley. Money earned from reuse/recycle goes directly to Habitat housing programs in Archuleta County and San Luis Valley.





## GOVERNMENT AND ORGANIZATIONAL STAKEHOLDERS investing in “15 Homes in 5 Years” with Habitat Archuleta

Archuleta County	Pagosa Lakes Property Owners Association	Pagosa Area Water & Sanitation District	Town of Pagosa Springs	Pagosa Area Tourism Board	Pagosa Springs Community Development Corporation	LaPlata Electric Association
20 Tax Lien Lots invested and deeded to Habitat Archuleta	Waive liens held by PLPOA on county invested tax lien lots	Waive CIF fees on Habitat new home construction	2022 Service Organization Grant for construction costs of H-29 & H-31	2022 Grant for visiting Care-A-Vanner volunteers	2022 - 2023: four (4) interns from Re-skill, Up-skill, New-skill Grant	Pilot Program for H-33 providing Heat Pump Air Handler, heat pump water heater, induction cooktop and solar battery.
ARPA funding for expanded operational capacity (2022-2024)	Waive Transfer Fees on donated lots	Waive liens held by PAWSD on County invested tax lien lots	2023 Operations Grant: Qualifying applicants, USDA mortgages & Deed Restrictions	2023 Grant for visiting Care-A-Vanner & Americorp volunteers	Collaboration on mortgages & deed restrictions spanning 40% - 120% AMI	
Waive Building, Garage, Driveway, Landfill permit fees	Waive Building Permits on Habitat homes	Materials for Sewer Line to two Habitat lots in 2022	Support for volunteer days & fundraising events		Partnership on Infrastructure Grant in Chris Moountain Village II and Trails	Rebates for Heat Pump Air Handler & water heater for H-31 & H-32

There are opportunities for affordable workforce housing investment from every organization - these are some examples:

Schedule employee volunteer work days	Grants for operational expenses or home construction	Service, Labor or Product donation	Host Outreach meetings for Habitat to educate your employees/constituents on our homeownership program	Provide Lunch for a Habitat Work Day	Advocate for Affordable Workforce Homeownership
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*Volunteering with Habitat brings together workforce families, local and national volunteers, businesses, government and organizations to help solve a community challenge.*



**These businesses and organizations have generously contributed donations and in-kind labor and materials to help build affordable workforce homeownership:**

<b>All American Plumbing</b>	<b>Mountain Men Disaster Mitigation</b>
<b>Alpha Engineering</b>	<b>Murrey Land Surveying</b>
<b>Bearfoot Garage Doors</b>	<b>Our Home Pagosa</b>
<b>Circle G Roofing</b>	<b>Quiller Electric, LLC</b>
<b>Colorado Dream Homes, Inc.</b>	<b>Pagosa Peak Family Dentistry</b>
<b>Comfort Insulation</b>	<b>Region 9 Economic Development</b>
<b>Concrete Connections</b>	<b>Rocky Mountain Bird &amp; Pest Solutions</b>
<b>Diamond T Ranch</b>	<b>Root House Coffee + Shop</b>
<b>Dobson Solar</b>	<b>Rotary Club of Pagosa Springs</b>
<b>Flying Dutchman</b>	<b>San Juan Redimix, LLC</b>
<b>Foam Insulation Specialists</b>	<b>Signature Homes</b>
<b>Growing Spaces</b>	<b>TBK Bank</b>
<b>Harmony Mechanical</b>	<b>Terry's Ace Hardware</b>
<b>Jet Transport</b>	<b>The Buck Stops Here</b>
<b>LPEA</b>	<b>The Springs Resort</b>
<b>Miller Family Foundation</b>	<b>Todd Lundy HVAC</b>
<b>Mountain &amp; Meadow Real Estate</b>	<b>Wolf Creek Realty</b>
	<b>Wyndham Pagosa</b>

**When working families have the security of homeownership, they are more vested in their neighborhoods, schools and jobs.**

# Our Volunteers and Families are the Heart of Habitat



**Habitat Archuleta's 5 Year Plan  
for affordable workforce housing is a Region 9 Enterprise Zone Contribution Project.**

**Your donation of \$250.00 or more receives a  
Colorado State Tax Credit of  
25% for cash donations  
or 12.5% for in-kind donations**



We appreciate BoCC's partnership in providing attainable homeownership for the workers in our community. We respectfully request your continued support by providing waivers of permits and fees for our 2024 homes:

**54 Domicile Circle**

3 Bdrm, 2 bath 1,404 Sq. Ft.  
Single Car Detached Garage

**82 Domicile Circle**

3 Bdrm, 2 bath 1,188 Sq. Ft.  
Single Car Detached Garage

**232 Domicile Circle**

3 Bdrm, 2 bath 1,350 Sq. Ft.  
Single Car Attached Garage

**Waiver Requests for Each Home:**

- Capital Investment Fees for water
- Capital Investment Fees for wastewater

**Request for Additional Considerations:**

Sign up a team for Volunteer build days on our worksite - Departmental Challenge??!

*Since 1994 Habitat Archuleta has built 33 homes and repaired 30, impacting 122 children and 85 adults*

## Renee Lewis

---

**From:** Cyndi Foster  
**Sent:** Tuesday, March 12, 2024 1:57 PM  
**To:** Renee Lewis  
**Subject:** FW: Board meeting

From: Jon Easling <joneasling@yahoo.com>  
Sent: Monday, March 11, 2024 2:29 PM  
To: Cyndi Foster <cyndi@PAWSD.org>  
Cc: Marlo Counsell <Marlo@PAWSD.org>  
Subject: Board meeting

To whom it may concern,

I'm requesting a variance on this year's tap fees for several reasons. First and foremost I had attempted to connect last year, had paid my tap fees and should have been able to but got turned down and my check returned because of a pending storm. Secondly I had a double meter installed on the left (south) side of this lot in order to decrease the length of the line that PAWS had to run for the home next door on 61 settler drive and in anticipation of building on this lot. As a result we only need a sewer tap and to stab a meter.

Thank you for your consideration

Jonathan Easling

Sent from my iPhone

!!WARNING!! This message originated outside the organization. Consider whether it is legitimate before responding, opening attachments or activating links.

## Board Agenda Summary Sheet

	To	Action	Signature, Date		To	Action	Signature, Date
1	Justin Ramsey	Review		6			
2	Board	Approve		7			
3				8			
4				9			
5				10			

**Name of Action Official:**

Renee Lewis

**Phone:**

**Board Meeting Date:**

3-14-24

**Priority**

☐ High

☒ Medium

☐ Low

**Subject:**

Request for 2023 Connection Fees for 65 Settler Drive

The District's records re this account provide staff had attempted to accomplish the connection late in November of 2023, Jonathan Easling requested on 11/27/23 the connection be moved to 2024.

## Board Agenda Summary Sheet

	To	Action	Signature, Date		To	Action	Signature, Date
1	Justin Ramsey	Review		6			
2	Board	Approve		7			
3				8			
4				9			
5				10			

**Name of Action Official:**

Renee Lewis

**Phone:**

**Board Meeting Date:**

3-14-24

**Priority**

☐ High

☒ Medium

☐ Low

**Subject:** Request for 2023 Connection Fees for Colorado Dream Homes

Staff will provide notes at the meeting regarding the emails cited in this request.



March 1, 2024

Pagosa Area Water and Sanitation District  
Board of Directors

Dear Board of Directors,

I am respectfully asking for on behalf of my (5) clients to be grandfathered in to the prices quoted by Pagosa Area Water and Sanitation in writing in fall of 2023.

In this package you will find my (6) **signed Modified Cost Breakdown Contracts** with only showing (you the board) our Off-Site Costs and the Contract Summary and the signatures of myself and the client of contract commitment. Also, in this prepackage on each client I have attached evidence of the quote in writing that I received from Pagosa Area Water and Sanitation District with maps of utility locations and prices, dated and with no mention of price increases. Only (1) in December Mr. Grayson (water only) reflects in writing from the district that prices may be going up but with no mention of the amount it would be. Since these packages to you as board members are to be public information, I have only attached the OFF-SITES QUOTE WITH SIGNATURES AND SUMMARY NOT THE TOTAL CONTRACT OF MODIFIED COST BREAKDOWN OF WHICH I QUOTE THE WHOLE PROJECT. ON THE EVENING OF THE BOARD MEETING MARCH 14, 5 PM. At the meeting I will hand out the complete costs of the complete contracts showing all costs of everything the owner will be paying for that contract. I would like to collect these contract costs back (after your review at the board meeting) because this is very confidential information from our company and are for your eyes only. I understand that the OFF SITES that I have submitted in your package will become public information. I am sorry to not be able to put my whole contract to you in this prepackage but at the last board meeting one of my main competitors was present and I do not wish to expose our company's costing information to them.

The following clients (5) I am asking for relief from the effective March 1, 2024 costs increase, voted in on February 15<sup>th</sup> and to be grandfathered in to 2023 prices quoted are listed below. You will have a package for each one containing Off Site Costs and the last page of the summary of the Contract Cost Signed along with the Pagosa Area Water and Sanitation quotes in writing by email to us. Most of these owner's have received construction loans based on my contract price. The banks will not allow the owner to ask for more funds once the loan papers are signed. We have serve the middle and upper middle class clients for 30 years here, not the mega millions clients. Most will be living here full time and are entering into their retirement years and this is their Dream Home. To my knowledge not one of these clients will not be short term renting their homes. Please Note on my cost to owner was based on the figures I received in writing from PAWSD and therefore that is what I have quoted.

Clients for request to be grandfathered in are:

Luis and Kim Reyes 95 Caraway Ct Elk Park Subdivison      Water Only \$8,000.00  
Phase of Construction: In construction now. County Permitted Private Septic System, Concrete Poured and completed ready for framing.

Davey Family Trust Francine Davey-Tom & Julie Davey 37 Caballero Drive  
PLPOA Water & Sewer \$9,300.00  
Construction Phase: In construction now. Have County & PLPOA Permits. 1<sup>st</sup> Floor Framing Complete. **SPECIAL NOTE YOU WILL SEE ON THIS OFF-SITE COST THAT ALSO WILL BE INCURRING A ROAD CUT AND THAT THE SEWER CONNECTION ACROSS THE STREET WILL NEED A LIFT STATION (not E-One) BUT AT A ADDITIONAL COST OF \$8,992.00 PLUS SECONDARY LINE COSTS ALSO. You will see a gave this client a \$5,000.00 discount due to undue hardship of the sewer line.**

Robert and Irene Beck 215 Pines Club Place PLPOA Subdivision

Water and Sewer \$9,300.00

Phase of Construction: Submitting to PLPOA on March 7<sup>th</sup> Staked out and have PILC Survey. Will start as soon as permits are issued by PLPOA and County and ground conditions allow.

Robert Armstrong 39 Birch Bay Ct PLPOA Subdivision Water and Sewer \$9,300.00

Phase of Construction: Submitting to PLPOA 3-21-2024 Ready to start as ground conditions allow. Had (2) deaths in family and they have been delayed since signing and are ready to go now as soon as conditions allow.

Richard Grayson 1025 River Rock Drive River Rock Estates Water Only \$8,000.00

Phase of Construction: Permitted with the Town of Pagosa and Received Town of Pagosa Sanitation Permit ON DECEMBER 27, 2023 AT LAST YEARS PRICES BY THE TOWN.  
Foundation Dug preparing for concrete pour.

I am prepared to pay for all of the above connections fees if immediately if we are grandfathered in with the exception of The Armstrong's due to their unforeseen personal issues. But with them will follow shortly with their payment within 60 days.

We have researched your situation and totally understand the reason for your vote on the evening of February 15<sup>th</sup> 2024. Thank you for your consideration of our requests.

Sincerely,



Debra Brown

President

Cc to all owners listed above

Reyes

124	* Add Baseboard to Master Bedroom & Closet 2 7/8" Streamline painted pine @ \$8.50 lin ft 77.50	77.5	\$ 8.50	Extra	\$ 658.75	
125	* No Baseboard around carpeted area Upstairs loft and Bedroom 2 & 3, or stairs	0	\$ -		\$ -	
126	<b>Flooring and Baseboard Upgrades from Carpet to LVT \$3,297.75</b>					
127	<b>WINDOW COVERINGS</b>					
128	* Credit Window Coverings Garnet	1	\$ (2,000.00)	Credit	\$ (2,000.00)	
129	<b>TILED WINDOW SILLS</b>					
130	* Tiled Sill Credit Tile Budget. Tile Material \$2.50/Misc Materials Backer Grout \$3.75/Labor (Flat Layout) \$6.50/Sub Total \$12.75 Overhead \$2.55 Total \$15.30 per sq ft Budget Tile All Windows sills except garage and bath tub shower areas are included. Added larger windows per changes will be included. Credit Owner Wood 1" door stop trim under windows	0	\$ -	Included	\$ -	
131	<b>Contingencies Since there is no lender all overages will be handled with an extra work order in writing upon request by builder.</b>	0	\$ -	BUDGET	\$ -	
					\$ 68,851.70	
	<b>Off Sites</b>					
1	* Building Permit Archuleta County Budget plus Overhead Based on a sq footage of home Budget	1	\$ 2,500.00	BUDGET	\$ 2,500.00	
2	* Archuleta County Road and Bridge Permit. \$230.00 Contractor visit \$75.00 Sub Total \$305.00 20 % Overhead \$61.00 Total \$366.00	1	\$ 366.00	BUDGET	\$ 366.00	
3	* Home Owner's Association Plan Review fee Elk Park Subdivision Fee Unknown costing MAY REQUIRE A CONSTRUCTION DEPOSIT FOR DRIVEWAY & ROAD REFUNDABLE AT END OF JOB IF HOMEOWNERS APPROVE	1	\$ 1,500.00	Refundable	\$ 1,500.00	
4	* Survey Preliminary Site Location Certificate \$1,200.00- Overhead 20% \$240.00 Total \$1,440.00 May need an As form included (If Needed As Formed, required within 3' of setbacks by Property Owners) This survey includes elevations & topo for Association and county as required. As form would be an extra \$300.00 plus overhead \$60.00 Total if as form needed \$360.00	1	\$ 1,440.00	BUDGET	\$ 1,440.00	
5	* Builder Risk Insurance Base on home value and closeness to fire station. Estimate only OWNER PROVIDED COLORADO DREAM HOMES INC MUST BE NAMED AS A LOSS PAYEE ON POLICY.	0	\$ -		\$ -	
6	* Propane Tank Leased or Purchased by owner request a 500 gallon. Owner will pay for hook up parts and lease and set up an account	1	\$ -	Owner	\$ -	
7	* Gas Propane Line 85 lin ft Excavation and line materials	85	\$ 15.00	BUDGET	\$ 1,275.00	1

8	* Water Connection Fee PAWSD \$8,000.00 quote 9-6-23 plus \$125.00 Fee	1	\$ 8,125.00	BUDGET	\$ 8,125.00	
9	* Water Connection at the street. Laborers,Plumber, Parts, and Backhoe to connect with main water line Pagosa Area Water and Sanitation District.	1	\$ 750.00	BUDGET	\$ 750.00	
10	* Water Line 1" poly 200 psi 48" deep. Includes excavation and water line installed connected by plumber	217	\$ 21.00	BUDGET	\$ 4,557.00	1
11	* Water Line Road Cut or Bore. NONE	0	\$ -		\$ -	
12	* Private Sewer System Engineered 3 Bedroom includes Septic Permit San Juan Basin Health, Septic Design by Colorado License Engineer, Excavation and Installation of System. All Inspections and overhead/profit will be included in the costs of 20%. If need rock removal in Budget below.	1	\$ 35,000.00	BUDGET	\$ 35,000.00	1
13	* La Plata Electric Blanked Off Pedestal on property line. Need to apply to get this pedestal.	0	\$ -	BUDGET	\$ -	
14	* Electric Line Primary Wire provided by La Plata Electric Contractor SITE ESTIMATES ONLY On Primary La Plata Electric will provide the line but contractor digs and installs the line then covers up	0	\$ 21.00	None	\$ -	1
15	* Electric Line Secondary Wire by Contractor and Installation. In conduit Includes Backhoe and Laborer	266	\$ 30.00	BUDGET	\$ 7,980.00	1
16	* Electric Line Road or Bore NONE	0	\$ -	BUDGET	\$ -	
17	* Drain to Daylight If Sump Pump required it will be an extra \$600.00 less the \$350.00	1	\$ 350.00	BUDGET	\$ 350.00	1
18	* Radon Mitigation System not required by county	0	\$ -		\$ -	
19	* French Drain Placed at base of footers perforated pipe backfilled exits to the yard. NONE	0	\$ -		\$ -	
20	* Driveway 257 lin ft Total. Driveway cut and shape, the gravel is made of aprox 8" deep 3" base rock with sand, Owner will install 3/4 " Minus Rock with sand applied at the end of construction. Entrance to Driveway 30' wide x 10' length= 300 sq ft/Main Driveway 16' wide x 227' = 3,632 sq ft/Y to garage 20' wide x 10' deep= 200 sq ft/ Turnback 20' x 20'= 400 sq ft / RV 60' Long x 16' wide = 960 sq ft/Total Sq Ft 5,492 sq ft. OWNER WILL DO 3/4 FINISH	5492	\$ 2.50	BUDGET	\$ 13,730.00	1
21	* Gravel Walkway from Garage Y to Steps to Front Entry 3/4 gravel with build up 4' wide x 5' long= 20 sq ft	20	\$ 3.75	BUDGET	\$ 75.00	1
22	* Culvert under driveway required by county (1) Back hoe to dig and set and culvert materials size of Culvert 15 x 30 May need small drain pipe from rear	1	\$ 1,800.00	BUDGET	\$ 1,800.00	1

23	* Tree Removal No Charge on small under 4" dia where digging of foundation or utility lines. Large Trees (20) Large Dead Pine. Push over to one side all trees for owner to process. 100 ft away from house. A day bull dozer 8 hours	8	\$	216.00	BUDGET	\$	1,728.00	1
24	* Extra Site Work of Bulldozer \$180.00 per hours plus OH \$36.00/ \$216.00 per hour. Mobilization 2 hour included 42 hours estimated 5-8 hour days. This is a budget item and will be tracked for time and be on a budget of hours.	42	\$	216.00	BUDGET	\$	9,072.00	1
25	* Fill Dirt Hauling and Spreading with Back Hoe This is a budget item CDH Keeps track of loads. Includes overhead.	10	\$	550.00	BUDGET	\$	5,500.00	1
26	* Blasting or Rock Removal Budget for foundation and possible septic or utility line with rocks needing removal	1	\$	5,000.00	BUDGET	\$	5,000.00	1
27	* Engineered Foundation Required by Homeowner's Association. Includes Soils Tests, Foundation Draw by Engineer, Prescription according to report removing bad soils and importing compactable fill, enlargement of footers and piers if needed. Budget	1	\$	27,000.00	BUDGET	\$	27,000.00	3
28	<b>Total Off Site Costs</b>					\$	<b>127,748.00</b>	
<b>Contract Summary Reyes 9-26-2023</b>								
1	On Site Basic House and Garage		\$	473,656.00				
2	On Site House Upgrades		\$	68,851.70				
3	Off Sites		\$	127,748.00				
4	<b>Total Contract</b>			<b>\$ 670,255.70</b>				
	Refund of \$2,000.00 off 1st draw for deposit							
	<i>Debra Brown</i>							
	Debra Brown, President							
	<i>Luis Reyes</i>							
	Luis Reyes, Owner							
	<i>Kim Reyes</i>							
	Kim Reyes, Owner							



James Brown &lt;coloradodreamhomesinc@gmail.com&gt;

**95 Caraway Ct**

1 message

Marlo Counsell &lt;Marlo@pawsd.org&gt;

To: Colorado Dream Homes &lt;coloradodreamhomesinc@gmail.com&gt;

Revised  
under contract  
water  
only

Wed, Sep 6, 2023 at 11:40 AM

Hi Brittan,

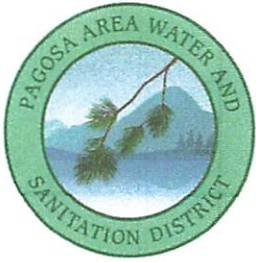
This years cost is about \$8,000 for 95 Caraway Ct.



Thank you and please have a great day.

*Marlo Counsell*

Marlo Counsell



Pagosa Area Water And Sanitation District

Connections Coordinator

(970)731-7643 Direct Line

(970)731-2691 Office


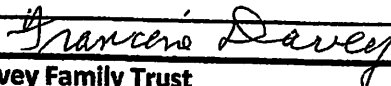
84	* Window Covering Blinds 1" Horizontal Mini Blinds Metal and Verticle Vinyl Blinds on Sliding glass doors CDH Budget \$1,600.00 Does not include garage window or Upper Triangle windows. Credit Blinds	1	\$ (1,600.00)	Budget	\$ (1,600.00)	Mfg-1
85	<b><u>TILED WINDOW SILLS</u></b>					
86	* Tiled Sill Credit Tile Budget. Tile Material \$2.50/Misc Materials Backer Grout \$4.50/Labor (Flat Layout) \$8.00/Sub Total \$15.00 Overhead 20% \$3.00 Total \$18.00 per sq ft Budget Tile All Windows sills except garage and upper triangle windows.	0	\$ -	Included	\$ -	
87	<b><u>*DECORATING CONTINGENCIES</u></b>	1	\$ 5,000.00	BUDGET	\$ 5,000.00	
88	<b>Total On Sites</b>				<b>\$ 48,692.24</b>	
	<b><u>Off Sites</u></b>	<b>Qty</b>	<b>Amount</b>	<b>Desc</b>	<b>Total</b>	<b>Warranty</b>
1	* Building Permit Archuleta County Budget plus Overhead Based on a sq footage of home Budget Flat Fee by CDH \$125.00 Budget Plans and Submittal	1	\$ 2,700.00	BUDGET	\$ 2,700.00	
2	* Archuleta County Road and Bridge Permit. \$230.00 Contractor visit \$75.00 Sub Total \$305.00 20 % Overhead \$61.00 Total \$366.00	1	\$ 366.00	BUDGET	\$ 366.00	
3	* Home Owner's Association Plan Review fee Pagosa Lakes Property Owner's Assocation Building Permit and Inspections \$930.00/6 mos. Extention 6 mos. \$100.00 Sub Total Permit \$1,030.00/ \$200.00 PLPOA Extra Inspection for concrete already get inspection from county before proceeding to pour concrete. This is an additional requirement by PLPOA at the expense of the owner. Sub Total All PLPOA Fees \$1,230.00 20% overhead and profit \$246.00 Total \$1,476.00	1	\$ 1,476.00	BUDGET	\$ 1,476.00	
4	* Survey Preliminary Site Location Certificate \$1,200.00- Overhead 20% \$240.00 Total \$1,440.00 May need an As form included (If Needed As Formed, required within 3' of setbacks by Property Owners) This survey includes elevations & topo for Association and county as required. As form would be an extra \$300.00 plus overhead	1	\$ 1,440.00	BUDGET	\$ 1,440.00	1
5	* Builder Risk Insurance Base on home value and closeness to fire station. Estimate only	1	\$ 2,000.00	Estimate	\$ 2,000.00	

6	* Black Hills Energy Gas Company Local CDH Provides the backhoe to dig the trench and cover it up. Black Hills provides the line and installs it. Estimate from Black Hill up to a 100' Service line installation \$363.00/ Backhoe 3 hours \$150.00 Dig and Cover line/ Overhead & Profit 20% \$102.60 Total \$615.60	1	\$ 615.60	BUDGET	\$ 615.60	
7	* Black Hill Energy Gas Road Cut NONE on same side of street NEED TO GAS COMPANY TO LOCATE AGAIN TO MAKE SURE ON SAME SIDE OF STREET, MARKINGS WASHED AWAY.	0	\$ -		\$ -	
8	* Pagosa Area Water and Sanitation District Water and Sewer Connection Fee Only no parts or digging provided by entity	1	\$ 9,300.00	BUDGET	\$ 9,300.00	
9	* Water Connection at the street. Laborers,Plumber, Parts, and Backhoe to connect with main water line	1	\$ 750.00	BUDGET	\$ 750.00	1
10	* Water Line 1" poly 200 psi 48" deep. Well to House Connection	50	\$ 21.00	BUDGET	\$ 1,050.00	1
11	* Water Line Road Cut or Bore. NONE	0	\$ -		\$ -	
12	* Sewer Connection Fee Colorado Dream Homes. Parts, Plumber, Labor, and Backhoe to make connection at street	1	\$ 750.00	BUDGET	\$ 750.00	1
13	* Sewer Line as per PAWSD requirements on depth to area. Including line across the road.	145	\$ 19.00	BUDGET	\$ 2,755.00	1
14	* Sewer Road Cut or Bore. Checking to see depth of sewer and checking on getting sewer from the rear of the property. Includes digging installing line and backfilling with Flow Fill Concrete, apply finish gravel at the top.Meeting with PAWDS.	1	\$ 3,000.00	BUDGET	\$ 3,000.00	1
15	* Sewer Pump Parts & Labor to Install \$7,642.00 on opposite side of street. Quote from Alpine Toilets/Electrician Bid \$1,350.00 Total \$8,992.00 WAIVE ALL OVERHEAD	1	\$ 8,992.00	BUDGET	\$ 8,992.00	1
16	* La Plata Electric Blanked Off Pedestal across the street. We can use this pedestal then it will be a road cut. Otherwise no connection fee to LaPlata Electric. The rule is whoever grabs the blanked off pedestal gets it. You can apply with just a deed and request service then this will reserve your right to this pedestal.	0	\$ -	See Notes	\$ -	
17	* Electric Line Primary Wire provided by La Plata Electric Contractor SITE ESTIMATES ONLY On Primary La Plata Electric will provide the line but contractor digs and installs the line then covers up	0	\$ 21.00	None	\$ -	1

A 10

18	* Electric Line Secondary Wire by Contractor and Installation. In conduit Includes Backhoe and Laborer	155	\$ 30.00	BUDGET	\$ 4,650.00	1
19	* Electric Line Road or Bore	1	\$ 3,000.00	BUDGET	\$ 3,000.00	1
20	* Drain to Daylight If Sump Pump required it will be an extra \$600.00 less the \$350.00	1	\$ 350.00	BUDGET	\$ 350.00	3
21	* Radon Mitigation System not required by county	0	\$ -		\$ -	
22	* French Drain Placed at base of footers perforated pipe backfilled exits to the yard.	100	\$ 15.00	Estimate	\$ 1,500.00	1
23	* Driveway 40 lin ft Total. Driveway cut and shape, the gravel is made of aprox 8" deep 3" base rock with sand, and 3/4 " Minus Rock with sand applied at the end of construction. Entrance to Driveway 20' wide x 10' length= 200 sq ft/Main Driveway 14' wide x 20'= 280 sq ft/Y to garage 20' wide x 10' deep= 200 sq ft/ Turnback 15' x 15'= 225 sq ft extra parking and turnback Total sq ft 905 sq ft DRIVEWAY NEEDS TO BE BUILT UP WITH FILL DIRT SEE BELOW FILL DIRT CATAGORY	905	\$ 3.75	BUDGET	\$ 3,393.75	1
24	* Culvert under driveway required by county (1) Back hoe to dig and set and culvert materials size of Culvert 15 x 30	1	\$ 1,800.00	BUDGET	\$ 1,800.00	1
25	* Snow Removal off Driveway included by CDH if needed at no cost. County or Main artery road to driveway must be maintained by others: County-City-Subdivision	0	\$ -	Included	\$ -	
26	* Tree Removal No Charge on small under 4" dia where digging of foundation or utility lines. Large Trees (1) Large Dead Pine. Stump removal and labor to branch and cut for removal. Try to give away tree for free but left with stump to haul. Truck and Backhoe to load \$250.00/Fee to drop in pit \$125.00 Sub Total \$375.00 overhead & profit \$75.00 Total \$450.00 CAN BE LESS IF OWNER KEEPS STUMP ON PROPERTY	1	\$ 450.00	BUDGET	\$ 450.00	
27	* Extra Site Work 1/2 Day of Backhoe \$150.00 per hours plus OH \$ 30.00/ \$180.00 per hour .	4	\$ 180.00	BUDGET	\$ 720.00	
28	* Fill Dirt Hauling and Spreading with Back Hoe This is a budget Item CDH Keeps track of loads. Includes overhead.	20	\$ 500.00	BUDGET	\$ 10,000.00	
29	* Blasting or Rock Removal None	0	\$ -	\$ -	\$ -	
30	* Engineered Foundation Not required by subdivision. County requirement it is not close to drop off and or hillside encroachment	0	\$ -	BUDGET	\$ -	
31	Total Off Site Costs				\$ 61,058.35	

7/2/03

Davey Family Trust - Francine Davey Summary for Diamond Plan					
Contract Summary Davey Revised 10-05-2023					
On Site Basics		\$	436,880.00		
On Site Upgrades and Options		\$	48,692.24		
Off Sites		\$	61,058.35		
Sub Total		\$	546,630.59		
Winter 1 year build Discount		\$	(5,000.00)		
Total Contract Price		\$	541,630.59		
Thank you for the opportunity to build your Colorado Dream Home!					
 Colorado Dream Homes, Inc. Debra Brown President		10-5-2023 Date			
 Davey Family Trust		10/30/23 Date			

	<b>Contract Summary Davey Revised 10-05-2023</b>
--	--

	<b>On Site Basics</b>
--	-----------------------

**\$ 436,880.00**

	<b>On Site Upgrades and Options</b>
--	-------------------------------------

**\$ 48,692.24**

	<b>Off Sites</b>
--	------------------

**\$ 61,058.35**

	<b>Sub Total</b>
--	------------------

**\$ 546,630.59**

	<b>Winter 1 year build Discount</b>
--	-------------------------------------

**\$ (5,000.00)**

	<b>Total Contract Price</b>
--	-----------------------------

**\$ 541,630.59**

	<b>Thank you for the opportunity to build your Colorado Dream Home!</b>
--	---

Quercus Brown

10-5-2023

	<b>Colorado Dream Homes, Inc.</b>	<b>Debra Brown President</b>
--	-----------------------------------	------------------------------

Date \_\_\_\_\_

*Francis Davey*  
Davey Family Trust

10/30/23

**Davey Family Trust**

**Date**



James Brown &lt;coloradodreamhomesinc@gmail.com&gt;

**Need Costs and Map 37 Caballero Drive**

5 messages

Colorado Dream Homes <coloradodreamhomesinc@gmail.com>  
To: Marlo Counsell <Marlo@pawsd.org>

*Davey under contract  
w/s*

Tue, Aug 1, 2023 at 2:55 PM

Dear Marlo,

Can you give me a cost and map for these clients name is Tom and Julie Davey.

Thank you

Debra

—  
Colorado Dream Homes, Inc.  
2283 Eagle Drive  
P.O. Box 2997  
Pagosa Springs, CO 81147  
P: (970) 731-3071  
F: (970) 731-9269

Marlo Counsell <Marlo@pawsd.org>  
To: Colorado Dream Homes <coloradodreamhomesinc@gmail.com>

Tue, Aug 1, 2023 at 3:14 PM

Dear Debra,

37 Caballero approx. cost is \$9,300



Thank you and please have a great day.

*Marlo Counsell*

Marlo Counsell



Pagosa Area Water And Sanitation District

Connections Coordinator

(970)731-7643 Direct Line

(970)731-2691 Office

[Quoted text hidden]

**!!WARNING!!** This message originated outside the organization. Consider whether it is legitimate before responding, opening attachments or activating links.

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Colorado Dream Homes <coloradodreamhomesinc@gmail.com>  
To: Marlo Counsell <Marlo@pawsd.org>

Tue, Aug 1, 2023 at 3:23 PM

Received  
Thank you  
Debra  
[Quoted text hidden]

---

Colorado Dream Homes <coloradodreamhomesinc@gmail.com>  
To: Julie Davey <julieadavey@icloud.com>

Tue, Aug 15, 2023 at 11:11 AM

Pagosa Area Water and Sanitation Costs and Map  
Debra  
[Quoted text hidden]

---

Colorado Dream Homes <coloradodreamhomesinc@gmail.com>  
To: Tom Davey <thomdavey@icloud.com>, Julie Davey <julieadavey@icloud.com>

Thu, Aug 17, 2023 at 2:34 PM

Pagosa Area Water & Sanitation Charges  
Thank you  
Debra  
Forwarded email to the Davey's  
F

----- Forwarded message -----  
From: Marlo Counsell <Marlo@pawsd.org>  
Date: Tue, Aug 1, 2023 at 3:14 PM  
Subject: RE: Need Costs and Map 37 Caballero Drive  
To: Colorado Dream Homes <coloradodreamhomesinc@gmail.com>

[Quoted text hidden]  
[Quoted text hidden]

Beck

82	* Credit Carpet in Bedroom 3 Closet & Hall Linen Closet. 16.50 sq with 10% waste	16.5	\$ (4.25)	Credit	\$ (70.13)	
83	* Upgrade Bedroom 3 Closet & Hall Linen Closet from Carpet to LVL	16.5	\$ 10.50	Extra	\$ 173.25	
84	<b>Flooring and Baseboard Upgrades from Carpet to LVT \$6,026.56</b>					
85	<b>WINDOW COVERINGS</b>					
86	* Window Covering Blinds 1" Horizontal Mini Blinds Metal Verticle Blinds on Sliding glass doors CDH Budget \$1,600.00 No Upper Windows covered	1	\$ -	BUDGET	\$ -	
87	<b>TILED WINDOW SILLS</b>					
88	* Window Sills in all window except uppers. Tile Budget \$2.75 per sq ft	0		Included	\$ -	
89	<b>*CONTINGENCIES FOR EXTRAS AND OVERAGES</b>	1			\$ 7,500.00	
90	<b>Total On Sites</b>				\$ 44,230.87	
	<b>OFF SITES</b>					
1	* Building Permit Archuleta County Budget With Overhead	1	\$ 2,500.00	BUDGET	\$ 2,500.00	1
2	* Archuleta County Road and Bridge Permit Owner Provided	1	\$ 275.00	BUDGET	\$ 275.00	1
3	* Home Owners Association Fee Review Fee PLPOA PLPOA Review Fee \$923.00 with \$100.00 6 mos extension= \$1,023.00, CDH Fee for PLPOA Concrete inspection on site \$300.00 Sub Total \$1,323.00 plus 20% Overhead \$264.60 Total \$1,587.60	1	\$ 1,587.60	BUDGET	\$ 1,587.60	
4	* Survey Preliminary Site Location Certificate \$1,100.00-Overhead 18%\$198.00 <b>Total \$1,298.00</b> . Required by County for Building Permit. This is assuming we have a pin to locate from for the surveyor. This survey is shows the county and homeowner's association the location of the house and improvements. We might have to pay an additional fee if we are within 3' of set backs	1	\$ 1,298.00	BUDGET	\$ 1,298.00	
5	* Builder Risk Insurance Base on home value and closeness to fire station. Estimate only	1	\$ 2,100.00	BUDGET	\$ 2,100.00	
6	* Pagosa Area Water and Sanitation District Water & Sewer Connection Fee Quoted 10-17-2023 by PAWSD	1	\$ 9,300.00	BUDGET	\$ 9,300.00	1
7	*CDH Water Connection to Main Line Plumber, Labor and Backhoe for connection, parts	1	\$ 750.00	BUDGET	\$ 750.00	1
8	* Water Line 1" poly 200 psi 48" deep. Includes lin ft under road.	54	\$ 21.00	BUDGET	\$ 1,134.00	1

9	* Water Road Cut or Bore FULL This is a budget item and can be less we expose all cost to client we have to project the worst case figures	1	\$ 4,200.00	BUDGET	\$ 4,200.00	1
10	* Public PAWDS Sewer line excavated to their code.	40	\$ 19.00	BUDGET	\$ 760.00	1
11	* Sewer Connection to Main Line Plumber on site with PAWDS Labor Backhoe and parts. To connect to secondary	1	\$ 750.00	BUDGET	\$ 750.00	1
12	* Sewer Road Cut NONE NO LIFT STATION NEEDED	0	\$ -	\$ -	\$ -	
13	* La Plata Electric Connection Fee Owner has prepaid Connection Fee \$1,295.00 Direct to La Plata Electric	1	\$ -	BUDGET	\$ -	1
14	* Electric Line Primary Wire provided by La Plata Electric Contractor does installing of line Unknown	0	\$ -		\$ -	
15	* Electric Line Secondary Wire by Contractor and Installation 200 lin ft IN CONDUIT	200	\$ 32.00	BUDGET	\$ 6,400.00	1
16	* Electric Line Road or Bore NONE				\$ -	
17	* Natural Gas Black Hills Connection fee \$363.00 for 100'	1	\$ 363.00	BUDGET	\$ 363.00	1
18	* Natural Gas Black Hills Road Bore Yes Full	1	\$ 4,200.00	BUDGET	\$ 4,200.00	
19	* Drain to Daylight	1	\$ 350.00		\$ 350.00	3
20	* Radon Mitigation System Complete System through roof NOT REQUIRED BY COUNTY ANYMORE		\$ 1,750.00	BUDGET	\$ -	1
21	* French Drain NOT NEEDED	0	\$ 9.50	\$ -	\$ -	1
22	* Driveway. Aprox 8" of 3" base with 3/4 Finish Gravel applied at end of project. Total Driveway Length 50'. Entrance to Driveway 30' x 10' = 300 sq ft/30' X 14' Wide 420 sq ft/Y to Garage 20'x 10' = 200 sq ft. Total sq ft Driveway 920 sq ft	920	\$ 4.25	BUDGET	\$ 3,910.00	1
23	* Culvert under driveway required by county (1) Back hoe to dig and set and culvert materials Need to get Road & Bridge Permit dictated by county size of Culvert 30 x 15	1	\$ 1,884.00	BUDGET	\$ 1,884.00	1
24	* Tree Removal No Charge on small under 4" dia where digging of foundation or utility lines, push to side. NONE		\$ -	BUDGET	\$ -	
25	* Fill Dirt Loads counted includes backhoe distributing loads. Needed to backfill around step foundation of home and to build up driveway. Actual count will be made	25	\$ 400.00	BUDGET	\$ 10,000.00	
26	* Site Excavation Extra NONE	0		\$ -	\$ -	

	* Blasting or Rock Removal Utility Lines, septic system, foundation. No					
27	Rock present on the surface NONE	0	\$ -		\$ -	
28	* Engineered Foundation Not Required	0	\$ -	BUDGET	\$ -	
29	* Impact Fee Building Homeowner's Association for Roads NONE				\$ -	
30	* Travel Charge NONE	1			\$ -	
31	<b>Total Off Site Costs</b>				<b>\$ 51,761.60</b>	
<b>Robert &amp; Irene Beck Summary of Contract 10-20-2023</b>						
<b>Turquoise 1,505 sq ft Living Area with attached Garage</b>						
<b>Basic House and Garage</b>						
			\$ 358,915.00			
<b>On Sites</b>						
			\$ 44,230.87			
<b>Off Sites</b>						
			\$ 51,761.60			
<b>Total Contract</b>						
			\$ 454,907.47			
<b>Thank you for the opportunity to build your Colorado Dream Home!</b>						
<b>Colorado Dream Homes, Inc.</b>						
<i>Debra Brown</i> 10/20/2023						
<b>Debra Brown President Date</b>						
<i>R. Beck</i> 10/20/2023						
<b>Robert Beck Owner Date</b>						
<i>Irene Beck</i> 10/20/2023						
<b>Irene Beck Owner Date</b>						
<b>*Home will start in 2024 as soon as Ground Conditions Allow</b>						



James Brown &lt;coloradodreamhomesinc@gmail.com&gt;

**215 Pines Club**

1 message

Marlo Counsell &lt;Marlo@pawsd.org&gt;

To: Colorado Dream Homes &lt;coloradodreamhomesinc@gmail.com&gt;

under  
contract /  
Beck  
w/s

Tue, Oct 17, 2023 at 7:04 AM

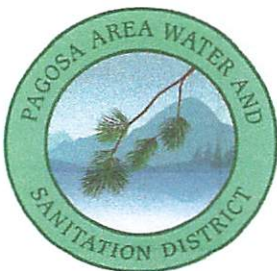
215 Pines Club PI approx. 2023 cost is about \$9,300



Thank you and please have a great day.

*Marlo Counsell*

Marlo Counsell



Pagosa Area Water And Sanitation District

2/10/24, 12:03 PM

Gmail - 215 Pines Club

Connections Coordinator

(970)731-7643 Direct Line

(970)731-2691 Office

Armstrong

100	<b>BASEBOARD</b>					
101	* Standard All areas with LVL in bathrooms, Kitchen, dining room, entry, halls have baseboard Painted wall color no breaks. Steamline, colonist style 2 7/8" \$8.50 lin ft	0	\$ -	Included	\$ -	
102	* Add baseboard to Living Room where carpet was upgraded to LVL aprox 41 lin ft @ \$8.50 Painted Wall Color	41	\$ 8.50	Extra	\$ 348.50	3
103	<b>Flooring and Baseboard Upgrades from Carpet to LVT \$2,091.83</b>					
104	<b>INTERIOR PAINTING</b>					
105	* All interior walls, ceilings, baseboard and doors painted one color flat. Semigloss Interior Exterior Doors, Laundry Room, Bathrooms.					
106	<b>WINDOW COVERINGS</b>					
107	* Colorado Dream Homes Provided a Horizontal Mini Blind Aluminum Installed as per plans except garage window and windows above bathtubs or tub showers. Verticle Sliding Door Blinds Vinyl. Budget \$1,750.00	1	\$ -	Included	\$ -	3
108	<b>TILED WINDOW SILLS</b>					
109	* Tiled Sill Credit Tile Budget. Tile Material \$2.50/Misc Materials Backer Grout \$3.75/Labor (Flat Layout) \$6.50/Sub Total \$12.75 Overhead \$2.55 Total \$15.30 per sq ft Budget Tile All Windows sills except garage and bath tub shower areas are included.	0	\$ -	Included	\$ -	
110	<b>*CONTINGENCIES</b>	1	\$ 10,000.00	BUDGET	\$ 10,000.00	
					<b>\$ 62,822.66</b>	
	<b>Off Sites</b>					
1	* Building Permit Archuleta County Budget plus Overhead Based on a sq footage of home Budget	1	\$ 2,500.00	BUDGET	\$ 2,500.00	
2	* Archuleta County Road and Bridge Permit. \$230.00 Contractor visit \$75.00 Sub Total \$305.00 20 % Overhead \$61.00 Total \$366.00	1	\$ 366.00	BUDGET	\$ 366.00	
3	* Home Owner's Association Plan Review fee Pagosa Lakes Property Owner's Association Building Permit and Inspections \$930.00/6 mos. Extension 6 mos. \$100.00 Sub Total Permit \$1,030.00/ \$200.00 PLPOA Extra Inspection for concrete already get inspection from county before proceeding to pour concrete. This is an additional requirement by PLPOA at the expense of the owner. Sub Total All PLPOA Fees \$1,230.00 20% overhead and profit \$246.00 Total \$1,476.00	1	\$ 1,476.00	BUDGET	\$ 1,476.00	

4	* Survey Preliminary Site Location Certificate \$1,200.00- Overhead 20% \$240.00 Total \$1,440.00 May need an As form included (If Needed As Formed, required within 3' of setbacks by Property Owners) This survey includes elevations & topo for Association and county as required. As form would be an extra \$300.00 plus overhead \$60.00 Total if as form needed \$360.00	1	\$ 1,440.00	BUDGET	\$ 1,440.00	
5	* Builder Risk Insurance Base on home value and closeness to fire station. Estimate only Raised this price due to fire restrictions last quote was \$2,000.00	1	\$ 2,500.00	BUDGET	\$ 2,500.00	
6	* Propane Tank Leased or Purchased by owner request a 500 gallon. Owner will pay for hook up parts and lease and set up an account	1	\$ -	Owner	\$ -	
7	* Gas Propane Line 85 lin ft Excavation and line materials	35	\$ 14.00	BUDGET	\$ 490.00	1
8	*Propane Tank enclosure (4) Sides with gate on one end. Set in posts concrete/Metal Roofing material to match roof/ wood or miratek trim to frame out painted to match trim of house. Approx 4' high, with approx 6" off ground Completely enclosed.	1	\$ 1,587.10	BUDGET	\$ 1,587.10	
9	* Water & Sewer Connection Fee PAWSD \$9,300.00 plus \$125.00 Fee Total \$9,425.00	1	\$ 9,425.00	BUDGET	\$ 9,425.00	
10	* Water Connection at the street. Laborers,Plumber, Parts, and Backhoe to connect with main water line Pagosa Area Water and Sanitation District.	1	\$ 750.00	BUDGET	\$ 750.00	
11	* Water Line 1" poly 200 psi 48" deep. Includes excavation and water line installed connected by plumber	100	\$ 21.00	BUDGET	\$ 2,100.00	1
12	* Water Line Road Cut or Bore. Yes Needed out in Cul De Sac 1/2 Road Cut	1	\$ 2,250.00	BUDGET	\$ 2,250.00	1
13	* Sewer Line Public PAWSD. As per code of public enity.	70	\$ 19.00	BUDGET	\$ 1,330.00	1
14	* Sewer Connection by Colorado Dream Homes to tap into sewer line need parts, backhoe, plumber and laborer on site for connection.	1	\$ 750.00	BUDGET	\$ 750.00	1
15	* La Plata Electric Blanked Off Pedestal on property line. Need to apply to get this pedestal.	0	\$ -	BUDGET	\$ -	
16	* Electric Line Primary Wire provided by La Plata Electric Contractor SITE ESTIMATES ONLY On Primary La Plata Electric will provide the line but contractor digs and installs the line then covers up	0	\$ 21.00	None	\$ -	1
17	* Electric Line Secondary Wire by Contractor and Installation. In conduit Includes Backhoe and Laborer	200	\$ 30.00	BUDGET	\$ 6,000.00	1
18	* Electric Line Road or Bore NONE	0	\$ -	BUDGET	\$ -	
19	* Drain to Daylight If Sump Pump required it will be an extra \$600.00 less the \$350.00	1	\$ 550.00	BUDGET	\$ 550.00	1

20	* Radon Mitigation System not required by county	0	\$ -		\$ -	
21	* French Drain Placed at base of footers perforated pipe backfilled exits to the yard.	100	\$ 15.00		\$ 1,500.00	1
22	* Driveway cut and shape, the is made of approx 8" deep of 3" rouck with sand, and 3/4 Minus Gravel with sand which is applied at the very end of construction. Driveway Entrance to Driveway 20' wide x 10' deep= 200 sq ft/Main Driveway 14' wide x 110'= 1,520 sq ft/Y to Garage 20' wide x 10' deep= 200 sq ft/Guest parking and turnback 20 x 20= 400 sq ft. Total 2340 sq ft	2340	\$ 3.75	BUDGET	\$ 8,775.00	1
23	* Culvert under driveway required by county (1) Back hoe to dig and set and culvert materials size of Culvert 15 x 30	1	\$ 1,800.00	BUDGET	\$ 1,800.00	1
24	* Tree Removal No Charge on small under 4" dia where digging of foundation or utility lines.	0	\$ -	NONE	\$ -	
25	* Extra Site Work NONE	0	\$ -		\$ -	
26	* Fill Dirt Hauling and Spreading with Back Hoe This is a budget Item CDH Keeps track of loads. Includes overhead.	20	\$ 555.00	BUDGET	\$ 11,100.00	1
27	* Blasting or Rock Removal Budget NONE	0	\$ -		\$ -	
28	* Engineered Foundation Required by Homeowner's Association or County. NONE	1	\$ -		\$ -	
29	<b>Total Off Site Costs</b>				<b>\$ 56,689.10</b>	
	<b>Contract Summary Armstrong Garnet Plus 1,903 sq ft Living Area Enlarged Garage 10-05-2023</b>					
a	<b>On Site Basic House and Garage</b>		<b>\$ 461,395.00</b>			
b	<b>On Site House Upgrades</b>		<b>\$ 62,822.66</b>			
c	<b>Off Sites</b>		<b>\$ 56,689.10</b>			
d	<b>Total Contract</b>		<b>\$ 580,906.76</b>			
X	<i>Robert Armstrong</i>					
X	<i>Margaret Armstrong</i>					
	<i>Debra Brown</i>					
	<b>This bid is good for 30 days.</b>					
	<b>Thank you for the opportunity to build your Colorado Dream Home!</b>					
	<b>Debra Brown, President</b>					



James Brown &lt;coloradodreamhomesinc@gmail.com&gt;

**39 Birch Bay Ct**

1 message

Marlo Counsell &lt;Marlo@pawsd.org&gt;

To: Colorado Dream Homes &lt;coloradodreamhomesinc@gmail.com&gt;

*Armstrong* *under*  
*W/S* *Contract*

Wed, Aug 9, 2023 at 12:33 PM

39 Birch Bay Ct. Approximately \$9,300



Thank you and please have a great day.

*Marlo Counsell*

Marlo Counsell



Pagosa Area Water And Sanitation District

Connections Coordinator

(970)731-7643 Direct Line

(970)731-2691 Office

Grayson

97	<b>TILED WINDOW SILLS</b>	0	\$ -	Included	\$ -	Mfg-3
	* Tiled Window Sills in all 12" deep windows. No garage. Budget for Tile					
98	Materials \$3.50	0	\$ -	Included	\$ -	Mfg-3
99	<b>*CONTINGENCIES</b>	1	\$ 20,000.00	BUDGET	\$ 20,000.00	
100	<b>Total On Sites</b>				\$ 172,126.03	
	<b>OFF SITES</b>					
1	* Building Permit Town of Pagosa Budget plus P&O Base on Cost of Home	1	\$ 6,000.00	BUDGET	\$ 6,000.00	
2	* Archuleta County Town of Pagosa Right of Way Permit \$120.00/ Site Visit with Contractor \$75.00 Total \$195.00	1	\$ 195.00	BUDGET	\$ 195.00	
3	* Home Owners Association Fee Review Fee UNKNOWN	1	\$ -	Extra	\$ -	
4	* Survey Preliminary Site Location Certificate \$525.00 Flood Plain and Staking. Owner paid original surveying by Murray Land Surveying. Profit Overhead Budget \$105.00 Total \$630.00 Required by Town for Building Permit. Elevation Permit may be needed by Lender for insurance purposes not needed for Town of Pagosa Springs	1	\$ 630.00	BUDGET	\$ 630.00	
5	* Builder Risk Insurance Base on home value and closeness to fire station. Owner will provide their own builder's risk insurance through lender CDH will assist owner	0	\$ -	BUDGET	\$ -	
6	* Pagosa Area Water and Sanitation Districts Water & Sewer Connection Fee only no parts or installation by PAWSD. \$7,600. plus \$125.00 Fee \$7,725.00 2023 Prices Board may vote in January a new price for connection fee	1	\$ 7,725.00	BUDGET	\$ 8,000.00 7,725.00	
7	* Water Line 1" poly 200 psi 48" deep. Comes from Front of Property to Mechanical Room	130	\$ 18.50	BUDGET	\$ 2,405.00	3
8	* Water Connection by CDH Parts Back Hoe Plumber to make connection to existing water source by owner	1	\$ 750.00	BUDGET	\$ 750.00	3
9	* Water Road Cut or Bore NONE	0	\$ -	BUDGET	\$ -	
10	* Sewer Town of Pagosa Springs Needs an E One System Permit Fee by Town Eone Budget Below	1	\$ 4,995.00	BUDGET	\$ 4,995.00	3
11	* E One System Quoted by David Lucero \$10,000.00 to \$15,000.00 Overhead will be a flat fee of \$250.00 by CDH out of \$15,000.00 Budget	1	\$ 15,000.00	BUDGET	\$ 15,000.00	1

*Handwritten signature/initials*

12	* Excavation Need by David Lucero for Eone System Tie in 8hours @ \$160.00 plus P&O 20% \$32.00 Total per hour \$192.00 by CDH Lucero Quoted \$212.50 per hour	8	\$ 192.00	BUDGET	\$ 1,536.00	1
13	* Sewer Line from House to Eone System 115 lin ft includes excavation	115	\$ 18.50	BUDGET	\$ 2,127.50	1
14	* Sewer Line Electrical 220 required by Eone system can be in same ditch as secondary electric By electrician	115	\$ 6.00	BUDGET	\$ 690.00	1
15	* Electricians price to install electrical line can be installed in same trench as electric secondary line Flat Fee by Electrician	1	\$ 350.00	BUDGET	\$ 350.00	1
16	* E One System Electric Breaker by Electrician \$250.00	1	\$ 250.00	BUDGET	\$ 250.00	
17	* La Plata Electric Connection Fee Blanked off Pedestal	0	\$ -	BUDGET	\$ -	
18	* Electric Line Primary Wire provided by La Plata Electric Contractor does installing of line Unknown	0	\$ -	BUDGET	\$ -	
19	* Electric Line Secondary Wire by Contractor and Installation. Excavation and line in conduit. Will ride E One system in same trench	150	\$ 31.00	BUDGET	\$ 4,650.00	3
20	* Gas Line Natural Gas Connection Fee Should be included 175 lin ft	175	\$ 12.00	BUDGET	\$ 2,100.00	1
21	* Drain to Daylight	1	\$ 350.00		\$ 350.00	1
22	* Driveway Asphalt Includes Cut, 3" Base Rock aprox 8" thick with 3/4 Minus Gravel finish with Asphalt applied, 91 Total lin ft. Y to Driveway from Street 30' wide by 20' Deep 600 sq ft/Driveway length 51 @ 14' Wide= 714 Sq ft/Y to Garage 20' Deep by 20' wide= 400sq ft/Turnback 20 x 20 = 400 sq ft/ 2,114 Total sq ft Asphalt Prices could increase depends on gasoline pricing need quote	2114	\$ 6.50	BUDGET	\$ 13,741.00	1
23	* Culvert NONE	0	\$ -		\$ -	1
24	* Fill Dirt Hauling and Spreading with Back Hoe	25	\$ 375.00	BUDGET	\$ 9,375.00	1
25	* Blasting or Rock Removal NONE	0	\$ -		\$ -	
26	* Extra Site Work NONE	0	\$ -		\$ -	1
27	<b>Total Off Sites</b>				<b>\$ 72,869.50</b>	<b>1</b>



1023 River Rock RD

2 messages

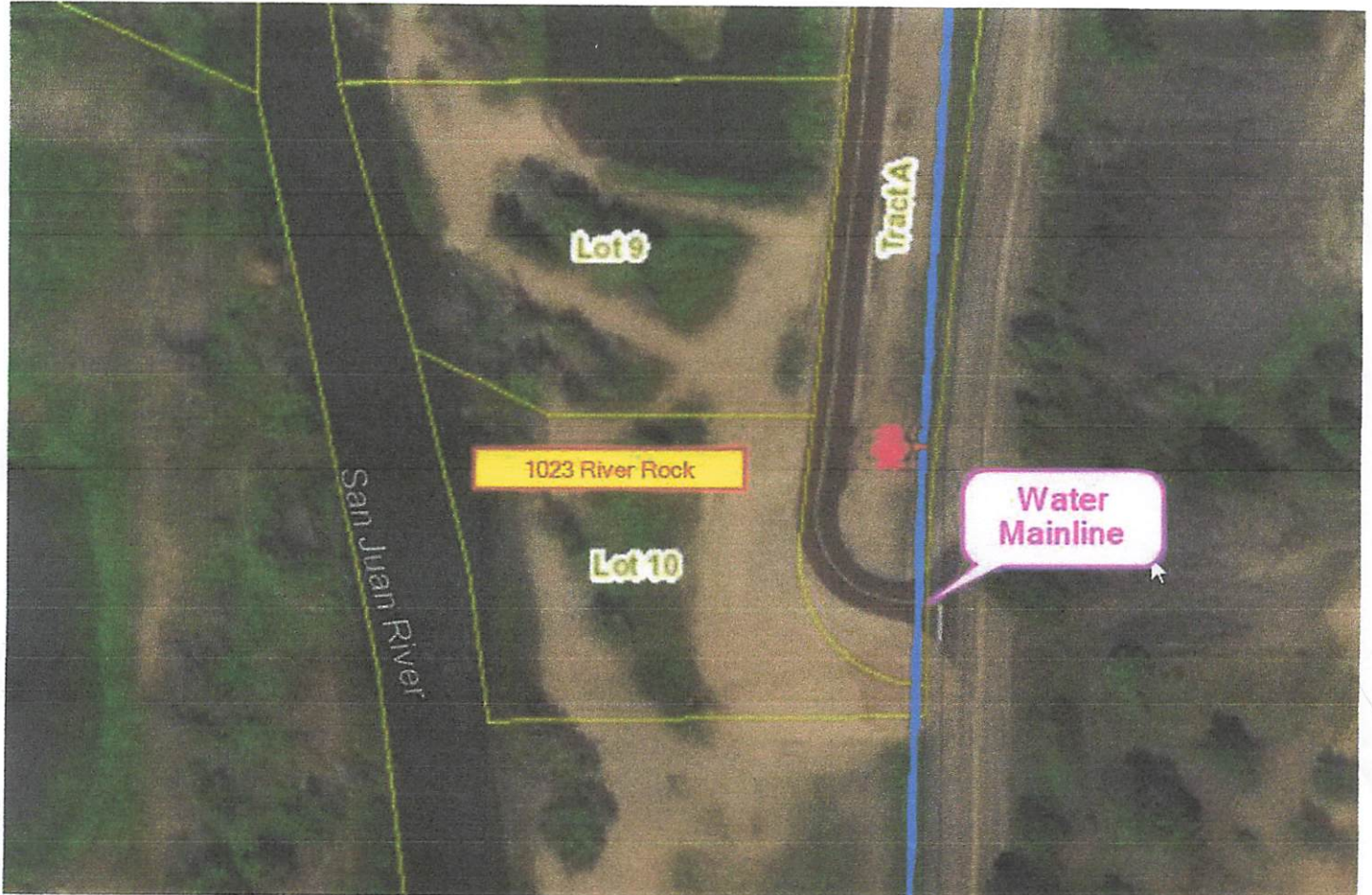
Grayson

Marlo Counsell <Marlo@pawsd.org>

Tue, Oct 17, 2023 at 9:07 AM

To: Colorado Dream Homes <coloradodreamhomesinc@gmail.com>

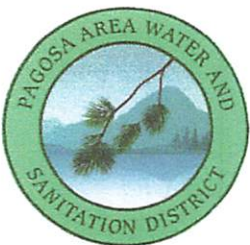
1023 River Rock approximately \$8,000 ~~✓~~



Thank you and please have a great day.

Marlo Counsell

Marlo Counsell



Pagosa Area Water And Sanitation District

Connections Coordinator

(970)731-7643 Direct Line

(970)731-2691 Office

---

Colorado Dream Homes <coloradodreamhomesinc@gmail.com>  
To: Marlo Counsell <Marlo@pawsd.org>

Tue, Oct 17, 2023 at 10:41 AM

Thank you for the information!

[Quoted text hidden]

—

Colorado Dream Homes, Inc.

2283 Eagle Drive

P.O. Box 2997

Pagosa Springs, CO 81147

P: (970) 731-3071

F: (970) 731-9269



James Brown &lt;coloradodreamhomesinc@gmail.com&gt;

**1023 River Rock Drive Located in the Town of Pagosa Springs**

2 messages

**Colorado Dream Homes** <coloradodreamhomesinc@gmail.com>

Mon, Dec 4, 2023 at 4:25 PM

To: Marlo Counsell &lt;Marlo@pawsd.org&gt;

Dear Marlo,

Can you give me a cost on connection fees for this property? It is located in the River Rock Estates that specify in their CC&Rs that EOne Lift stations are required but this lot is the only one of the 10 that actually we believe will have fall from the house to the stubbed out sewer line that is on the property. We are meeting at 1:45 with the Town Sanitation Mr Brewster to go over the sewer. Would you guys like or need to be there? Anyway I need the connection fees at the very least. When I spoke with the town today they said this property might be inbetween the switch over???? Not sure what that means.

Sincerely

Debra Brown

President

--

Colorado Dream Homes, Inc.

2283 Eagle Drive

P.O. Box 2997

Pagosa Springs, CO 81147

P: (970) 731-3071

F: (970) 731-9269

**Marlo Counsell** <Marlo@pawsd.org>

Tue, Dec 5, 2023 at 7:12 AM

To: Colorado Dream Homes &lt;coloradodreamhomesinc@gmail.com&gt;

Hello Debra,

I am not sure about the E1 Lift Stations. All of that is purely Town Sanitation. There is no need for us to attend.

I do not have next year costs yet, I won't until January. This year's cost for a ¾" meter is about \$7,600. I don't know what the switch over is either?

Thank you and please have a great day.

*Marlo Counsell*

Marlo Counsell



Pagosa Area Water And Sanitation District

Connections Coordinator

(970)731-7643 Direct Line

(970)731-2691 Office

[Quoted text hidden]

**!!WARNING!!** This message originated outside the organization. Consider whether it is legitimate before responding, opening attachments or activating links.

## CONSTRUCTION AGREEMENT

**1. OWNER(S):** [REDACTED]

**2. AGREEMENT.** This is a binding contract made this 17th day of August, 2023, by and between the following parties: the OWNER, [REDACTED] and the CONTRACTOR, San Juan Homes LLC, for services rendered in connection with the following described construction project ("Project"):

To complete the construction of The [REDACTED] Residence on land owned by the OWNER(S), more particularly described as follows: located at 1471 Lake Forest Cir. Pagosa Springs CO 81147, in substantial accordance with the house plan design and specifications prepared by San Juan Homes, LLC dated 3/21/2023.

IT IS UNDERSTOOD BETWEEN THE PARTIES THAT A WRITTEN CHANGE ORDER SHALL TAKE PRECEDENCE OVER ALL OTHER DOCUMENTS. THERE MAY BE POSITIVE AND NEGATIVE CHANGE ORDERS DUE TO WORK PERFORMED, AND ITEMS PURCHASED. LIST OF POTENTIAL NEGATIVE CHANGE ORDERS WILL BE SUPPLIED.

**3. DOCUMENTS.** The contract documents "Contract Documents" which constitute the entire agreement between the OWNER(S) and the CONTRACTOR, shall be and include the following:

- A. This entire Agreement including Addendums;
- B. Any and all change orders agreed to and executed by the OWNER(S) and CONTRACTOR;
- C. Written amendments and supplements to this Agreement.
- D. Final construction drawings and specifications drawn by San Juan Homes, LLC dated 3/21/223

IT IS UNDERSTOOD BETWEEN THE PARTIES THAT A WRITTEN CHANGE ORDER SHALL TAKE PRECEDENCE OVER ALL OTHER DOCUMENTS

**4. PRIOR NEGOTIATIONS.** This Contract, inclusive of the Contract Documents, constitute the entire agreement between the OWNER(S) and the CONTRACTOR and supersedes all negotiations and agreements made prior to said Contract Documents.

### **5. CHANGE ORDERS.**

**5.1 CHANGES IN THE WORK:** During the progress of construction, the OWNER(S) may order changes in the work without invalidating this Agreement evidenced by a change order ("Change Order"). Any changes in the work must be first authorized by the OWNER(S) and agreed to by CONTRACTOR. The amount for such extra work shall be determined by the CONTRACTOR and

Item Description	Line Item Total Price
<b>1000 Preparation Preliminaries</b>	
<b>1000 Permits and Fees</b>	
PLPOA/HOA Permit Fee's	
Archuleta County Building Permit	
Archuleta County ROW Permit	
<b>1100 Architectural and Engineering</b>	
Blueprints	
Surveys PILC/ILC	
<b>1400 Utility Connections</b>	
Pagosa Area Water Sanitation District (Water & Sewer Connection Fee's)	\$9,800.00
Excavation Subcontractor Utilites (Electric, Sewer and Water Tie-In)	
LPEA Electric Service (Electrical Service & Panel, From Pedastal to House)	
Power/Fuel During Construction	
<b>2000 Excavation and Foundation</b>	
<b>2000 Excavation</b>	
Excavation Subcontractor Foundation Dig	
Foundation Drain Materials & Labor	
Excavation Site Prep/Backfill	
<b>2100 Concrete Footing &amp; Foundation</b>	
Concrete Footings & Foundation Subcontractor	
<b>2200 Waterproofing Crawlspace</b>	
Waterproofing Crawlspace Material	
<b>3000 Rough Structure</b>	
<b>3100 Framing &amp; Trusses</b>	
Crane Subcontractor-Trusses	
Framing Package-Lumber (Floor, Walls & Roof)	
Trusses-Material	
Framing Subcontractor	
<b>3400 Concrete Flatwork</b>	
Concrete Flatwork (Garage & Front Porch with Concrete Step) Subcontractor	
Subgrade Flatwork Materials (Garage, Back & Front Porch)	
Subgrade Flatwork Labor	
<b>3600 Plumbing Rough-In &amp; Finish Subcontractor</b>	
Plumbing Subcontractor Rough-In & Finish	
Water Heater	
<b>3700 Electrical Subcontractor</b>	
Electrical Subcontractor Rough-In	
<b>3800 HVAC Subcontractor</b>	

## CONSTRUCTION AGREEMENT

1. **OWNER(S):** [REDACTED]

2. **AGREEMENT.** This is a binding contract made this 13th day of January, 2024, by and between the following parties: the OWNER, [REDACTED] and the CONTRACTOR, San Juan Homes LLC, for services rendered in connection with the following described construction project ("Project"):

To complete the construction of The [REDACTED] Residence on land owned by the OWNER(S), more particularly described as follows: located at 168 Falcon Place, Pagosa Springs CO 81147, in substantial accordance with the house plan design and specifications prepared by San Juan Homes, LLC dated 01/04/2024.

IT IS UNDERSTOOD BETWEEN THE PARTIES THAT A WRITTEN CHANGE ORDER SHALL TAKE PRECEDENCE OVER ALL OTHER DOCUMENTS

3. **DOCUMENTS.** The contract documents "Contract Documents" which constitute the entire agreement between the OWNER(S) and the CONTRACTOR, shall be and include the following:

- A. This entire Agreement including Addendums;
- B. Any and all change orders agreed to and executed by the OWNER(S) and CONTRACTOR;
- C. Written amendments and supplements to this Agreement.
- D. Final construction drawings and specifications drawn by San Juan Homes, LLC dated 01/04/24

IT IS UNDERSTOOD BETWEEN THE PARTIES THAT A WRITTEN CHANGE ORDER SHALL TAKE PRECEDENCE OVER ALL OTHER DOCUMENTS

4. **PRIOR NEGOTIATIONS.** This Contract, inclusive of the Contract Documents, constitute the entire agreement between the OWNER(S) and the CONTRACTOR and supersedes all negotiations and agreements made prior to said Contract Documents.

### 5. **CHANGE ORDERS.**

5.1 **CHANGES IN THE WORK:** During the progress of construction, the OWNER(S) may order changes in the work without invalidating this Agreement evidenced by a change order ("Change Order"). Any changes in the work must be first authorized by the OWNER(S) and agreed to by CONTRACTOR. The amount for such extra work shall be determined by the CONTRACTOR and agreed upon by all parties in advance. The OWNER(S) agree to compensate the CONTRACTOR for changes in the work before the commencement of any work required to effectuate a

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**Construction Budget and Draw Amounts**

Steve & Linda Motsinger

168 Falcon Drive Pagosa Springs CO 81147

San Juan Homes LLC

Line Item	Budget	Borrower Pd.	Total Draws	Draw 1	Draw 2	Funds Needed	% Dist
Item Description			-				
1 PLPOA/HOA Permit Fee's							
2 Archuleta County Building Permit							
3 Builders Risk Insurance							
4 ROW-Road Access Permit							
5 Blueprints							
6 Surveys PILC/ILC							
7 GeoTech Observation at Excavation (Allowance)							
Pagosa Area Water Sanitation District (Water & Sewer Connection Fee's)	\$11,500.00		-				
8 Excavation Subcontractor Utilities (Electric, Sewer and Water Tie-In)							
9 LPEA Electric Service (Electrical Service & Panel, From Pedestal to House)							
10 Propane Tank Set (Lease/250 Gallon or 500 Gallon)							
11 Power/Fuel During Construction							
12 Excavation Subcontractor Foundation Dig							
14 Foundation Drain Materials & Labor							
15 Excavation Site Prep/Backfill							
16 Concrete Footings & Foundation Subcontractor							
17 Garage Subgrade Material							
18 Garage Subgrade Labor							
19 Waterproofing Crawlspace Labor							
20 Crane Subcontractor-Trusses							
21 Framing Package-Lumber (Floor, Walls & Roof)							
22 Trusses-Material							
23 Framing Subcontractor							
24 Concrete Flatwork Subcontractor Includes							
25 Subgrade Materials							
26 Subgrade Flatwork Labor							
27 Plumbing Subcontractor Rough-In & Finish							
28 Electric							
29 Electrical Subcontractor Rough-In & Finish							
30 TV & Phone Installation							
31 HVAC Subcontractor							
32 Garage Door Allowance							
33 Roofing Material							
34 Roofing Labor							
35 Ice Shield and Synthetic Underlayment							
36 Fireplace Mantle Per Plans							
37 Fireplace Subcontractor (Fireplace and							

## CONSTRUCTION AGREEMENT

1. **BUYER(S):** [REDACTED]
2. **AGREEMENT** . This is a binding contract made this 05 day of November, 2023, by and between the following parties: the BUYER, [REDACTED] and the CONTRACTOR, San Juan Homes LLC, for services rendered in connection with the following described construction project ("Project"):

To complete the construction of The Residence on land owned by the CONTRACTOR(S), more particularly described as follows: located at 12 Tee Ct. Pagosa Springs CO 81147, in substantial accordance with the house plan design and specifications prepared by San Juan Homes, LLC 11/04/2023.

3. **DOCUMENTS.** The contract documents "Contract Documents" which constitute the entire agreement between the OWNER(S) and the CONTRACTOR, shall be and include the following:
- A. This entire Agreement including Addendums;
  - B. Any and all change orders agreed to and executed by the OWNER(S) and CONTRACTOR;
  - C. Written amendments and supplements to this Agreement.
  - D. Final construction drawings and specifications drawn by San Juan Homes, LLC 11-04-2023, also known as the "Blue Prints", and any revisions thereto.

IT IS UNDERSTOOD BETWEEN THE PARTIES THAT A WRITTEN CHANGE ORDER SHALL TAKE PRECEDENCE OVER ALL OTHER DOCUMENTS

4. **PRIOR NEGOTIATIONS.** This Contract, inclusive of the Contract Documents, constitute the entire agreement between the OWNER(S) and the CONTRACTOR and supersedes all negotiations and agreements made prior to said Contract Documents.

5. **CHANGE ORDERS.**

5.1 **CHANGES IN THE WORK:** During the progress of construction, the OWNER(S) may order changes in the work without invalidating this Agreement evidenced by a change order ("Change Order"). Any changes in the work must be first authorized by the OWNER(S) and agreed to by CONTRACTOR. The amount for such extra work shall be determined by the CONTRACTOR and agreed upon by all parties in advance. The OWNER(S) agree to compensate the CONTRACTOR for changes in the work before the commencement of any work required to effectuate a Change Order(s). The OWNER(S) will not make deletions of items of work for which the materials for such work have already been ordered and/or arrived at the Site without being charged for such materials. Extensions of time for implementing such changes shall be automatic and duly noted on the Change Order(s). ALL INVOICES DUE UPON PRESENTATION.

Item Description	Line Item Total Price
<b>1000 Preparation Preliminaries</b>	
<b>1000 Permits and Fees</b>	
PLPOA/HOA Permit Fee's	
Archuleta County Building Permit	
Archuleta County ROW Permit	
Builders Risk Insurance	
<b>1100 Architectural and Engineering</b>	
Blueprints	
Surveys PILC/ILC	
<b>1400 Utility Connections</b>	
Pagosa Area Water Sanitation District (Water & Sewer Connection Fee's)	\$9,800.00
Excavation Subcontractor Utilites (Electric, Sewer and Water Tie-In)	
LPEA Electric Service (Electrical Service & Panel, From Pedastal to House)	
Power/Fuel During Construction	
<b>2000 Excavation and Foundation</b>	
<b>2000 Excavation</b>	
Excavation Subcontractor Foundation Dig	
Foundation Drain Materials & Labor	
Excavation Site Prep/Backfill	
<b>2100 Concrete Footing &amp; Foundation</b>	
Concrete Footings & Foundation Subcontractor	
Garage Subgrade Material	
Garage Subgrade Labor	
<b>2200 Waterproofing Crawlspace</b>	
Waterproofing Crawlspace Labor	
<b>3000 Rough Structure</b>	
<b>3100 Framing &amp; Trusses</b>	
Crane Subcontractor-Trusses	
Framing Package-Lumber (Floor, Walls & Roof)	
Roof Trusses-Material	
Floor Trusses-Material	
Framing Subcontractor	
<b>3400 Concrete Flatwork</b>	
Concrete Flatwork Subcontractor	
Subgrade Flatwork Materials	
Subgrade Flatwork Labor	
<b>3600 Plumbing Rough-In &amp; Finish Subcontractor</b>	
Plumbing Subcontractor Rough-In & Finish	
Water Heater	

## CONSTRUCTION AGREEMENT

1. **OWNER(S):** [REDACTED]
  2. **AGREEMENT.** This is a binding contract made this 18 day of May, 2023, by and between the following parties: the OWNER, [REDACTED] and the CONTRACTOR, San Juan Homes LLC, for services rendered in connection with the following described construction project ("Project"):  
  
To complete the construction of The [REDACTED] Residence and RV Garage on land owned by the OWNER(S), more particularly described as follows: located at 179 Caleta Pl. Pagosa Springs CO 81147, in substantial accordance with the house plan design and specifications prepared by San Juan Homes 05/05/2023 and RV Garage Plan dated 05/05/2023.
  3. **DOCUMENTS.** The contract documents "Contract Documents" which constitute the entire agreement between the OWNER(S) and the CONTRACTOR, shall be and include the following:
    - A. This entire Agreement including Addendums;
    - B. Any and all change orders agreed to and executed by the OWNER(S) and CONTRACTOR;
    - C. Written amendments and supplements to this Agreement.
    - D. Final construction drawings and specifications drawn by San Juan Homes, LLC 05-05-2023 for Home and RV Garage, also known as the "Blue Prints", and any revisions thereto.
- IT IS UNDERSTOOD BETWEEN THE PARTIES THAT A WRITTEN CHANGE ORDER SHALL TAKE PRECEDENCE OVER ALL OTHER DOCUMENTS
4. **PRIOR NEGOTIATIONS.** This Contract, inclusive of the Contract Documents, constitute the entire agreement between the OWNER(S) and the CONTRACTOR and supersedes all negotiations and agreements made prior to said Contract Documents.
  5. **CHANGE ORDERS.**
    - 5.1 **CHANGES IN THE WORK:** During the progress of construction, the OWNER(S) may order changes in the work without invalidating this Agreement evidenced by a change order ("Change Order"). Any changes in the work must be first authorized by the OWNER(S) and agreed to by CONTRACTOR. The amount for such extra work shall be determined by the CONTRACTOR and agreed upon by all parties in advance. The OWNER(S) agree to compensate the CONTRACTOR for changes in the work before the commencement of any work required to effectuate a Change Order(s). The OWNER(S) will not make deletions of items of work for which the materials for such work have already been ordered and/or arrived at the Site without being charged for such materials. Extensions of time for implementing such changes shall be automatic and duly noted on the Change Order(s). ALL INVOICES DUE UPON PRESENTATION.

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[Signature] JL


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[Signature]

JASON WISE AND JENNIE LEVERETT

179 CALETA PLACE

PAGOSA SPRINGS, CO 81147

	Line Item Total Price	Category Total Price
<b>1000 Preparation Preliminaries</b>		
<b>1000 Permits and Fees (Allowance): Original Budget</b>		
PLPOA/HOA Permit Fee's		
Archuleta County Building Permit		
Archuleta County ROW Permit		
Builders Risk Insurance		
<b>1100 Architectural and Engineering</b>		
Blueprints		
Surveys PILC/ILC		
<b>1400 Utility Connections</b>		
Pagosa Area Water Sanitation District (Water & Sewer Connection Fee's)	\$9800.00	
Excavation Subcontractor Utilitiles (Electric, Sewer and Water Tie-In)		
Black Hills Energy		
LPEA Electric Service (Electrical Service & Panel, From Pedastal to House)		
Power/Fuel During Construction		
<b>2000 Excavation and Foundation</b>		
<b>2000 Excavation</b>		
Excavation Subcontractor Foundation Dig		
Foundation Drain Materials & Labor		
Excavation Site Prep/Backfill		
<b>2100 Concrete Footing &amp; Foundation</b>		
Concrete Footings & Foundation Subcontractor		
Garage Subgrade Material		
Garage Subgrade Labor		
<b>2200 Waterproofing Crawlspace</b>		
Waterproofing Crawlspace Labor		
<b>3000 Rough Structure</b>		
<b>3100 Framing &amp; Trusses</b>		
Crane Subcontractor-Trusses		
Framing Package-Lumber (Floor, Walls & Roof)		
Trusses-Material		
Framing Subcontractor		
<b>3400 Concrete Flatwork</b>		
Concrete Flatwork Subcontractor (Garage & Front Porch)		
Subgrade Flatwork Materials		
Subgrade Flatwork Labor		
<b>3600 Plumbing Rough-In &amp; Finish Subcontractor</b>		
Plumbing Subcontractor Rough-In & Finish		

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