

Plaza at Aspen Village

Property Owners Association

P.O. Box 2832

Pagosa Springs, CO 81147

Board of Directors Meeting

January 26, 2022

The meeting, held via Zoom online conferencing, was called to order at 4:06pm by Eric Hittle. Present were Board Members Eric Hittle, John Ranson, Jason Peterson and Property Owners Yvonne and Steve Giesen.

Owner Open Forum – 1) John discussed the existing dock at Sears and the effort it takes to remove the snow. John felt the dock should be moved but said they might be able to push the snow across the street for now and will work on a solution. 2) Mike Kraetsch has not been able to look into the plumbing issue. John will follow up with him on the status. 3) The metal sheeting was received from Mike. An invoice hasn't been received and will need to be turned over for payment. The gas meter cover still needs to be installed. The AC condenser covers were installed so the project is completed. The snow sheds off easily. A fence may be necessary once permanent fixtures are in place.

Minutes – A motion to approve the minutes of the December 15, 2021 Board meeting as corrected to add the name of Tad Hittle in the Old Business/AC Unit section was made by John Ranson, seconded by Jason Peterson, and approved by a vote of John-Yes, Jason-Yes, Eric-Yes.

Treasurer's Report – Jason sent out financial reports for entire 2021 year to the Board members and shared them on the screen. It was noted that in the 2021 Profit/Loss Statement the Total Income figure is a negative \$3,448.80 after all expenses were paid. Funds were pulled from the Reserves to cover some expenses. The Balance Sheet shows approximately \$41,000 in Total Assets. It was noted that Visionary paid about \$4,200 of their lease in advance. The Checking Account is at \$25,401.21; Reserve Account is at \$16,573.08. John thanked the Board for moving ahead on the Parking Lot Project in 2021. ABBA is behind three months in dues payments. A penalty will be applied to encourage getting their dues up-to-date wherein the penalty could be waived. John and Jason may coordinate a discussion with the owners. A motion to approve the financials as presented by Jason was made by John Ranson, seconded by Eric Hittle, and approved by a vote of John-Yes, Eric-Yes, Jason-Yes.

Old Business –

AC Unit & Gas Meter Covers: The temporary covers were installed by Timmy and Tad. Some lumber and sheet metal are available to be used where needed. The Spare sheet metal matches what is on the roof so will look okay; the wood might not be usable on a permanent basis. After the snow season, stain could be used on the 2x4's to improve the appearance but might be harder to maintain. Appreciation was expressed by the Board to both Timmy and Tad for their work.

Plaza Books and Procedures: Jason said checks can be put in an envelope and dropped into this Drop Box. Invoices for reimbursements can be scanned and emailed to Jason. Jason talked to TBK Bank about getting debit cards for the Board but has not been able to obtain them yet and will contact them again. Jason noted that QuickBooks was received.

New Business –

Parking Lot Maintenance: John has started to remove snow from the small porch areas and walkways using a shovel and broom which will be included in his scope of work. The ADA ramps in front of several entrances must be kept clear of snow and ice. John mentioned an issue with the Town's plow driver who called the Police after talking with John about moving snow across the street.

Cleaning: Sarah will temporarily purchase needed supplies and submit a bill to the PAV. If needed, John is willing to purchase needed supplies as he does that for another company.

Visionary Tower Lease: MaryAnne sent the lease documents to the Board. The term was changed to three years, but at the same rate. They included in writing the \$99.95 monthly fee for the 100x50 speed; this is fiber level pricing and as good of a price as can be found in Pagosa and a good speed. Unofficially, the 250x100 speed will cost \$149.95 a month if they change our uplink to the Frontier building, but this is not in writing yet. This is important for commercial real estate and a good point to let prospective buyers know high speed is available. Eric will sign the agreement and give to Justin. A motion to approve the Visionary Tower lease was made by John Ranson, seconded by Jason Peterson, and approved by a vote of John-Yes, Jason-Yes, Eric-Yes.

The next regular Board meeting will be changed to Tuesday, February 22 at 4:00pm via Zoom with the same Zoom link.

A motion was made to adjourn the meeting at 4:41pm.

Sharon Jennings
Recording Secretary
for Plaza at Aspen Village POA