

Plaza at Aspen Village

Property Owners Association

P.O. Box 2832

Pagosa Springs, CO 81147

Board of Directors Meeting

February 22, 2022

The meeting, held via Zoom online conferencing, was called to order at 4:03pm by Eric Hittle. Present were Board Members Eric Hittle, John Ranson, Jason Peterson.

Owner Open Forum – 1) John noted that Lynn Johnson of Los Dos Charros Restaurant was looking for building plans as they wish to expand the kitchen. 2) There is a new owner moving into the Forge property once maintenance to fix holes in the wall is completed. 3) John commended the Board for having the roof snow removal completed so quickly.

Minutes – A motion to approve the minutes of the January 26, 2022 Board meeting as corrected and the February 4 Special Board meeting as written 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 shared the January Profit & Loss Statement and the Balance Sheet. Primary expenses were for Snow Removal, Maintenance Supplies, Website fees. There is a negative cash flow because Visionary paid for the full year. The total Checking and Savings balance was \$44,511. Under Expenses, Jason noted that the Website showed a full-year payment; this is a website hosting fee from Bill Hudson. Eric may move this service to his Word Press site eventually and handle that in-house. Eric will contact Don Haywood (former Secretary) to see if he knows who the registrar of the Plaza's site was. The Accounts Receivable Aging summary was reviewed. Jason and John will meet to discuss the past due balances and speak with those owners before assessing a late fee. A motion to approve the financials as presented was made by John Ranson, seconded by Eric Hittle, and approved by a vote of John-Yes, Eric-Yes, Jason-Yes.

Old Business –

Sears Building: John reported Sam Gingerich/Circle G Roofing came out and spoke with Steve Giesen about the leak in the front of the store. Sam feels the two or three screw holes that he sealed care of the leak. The siding was not affected by this leak. He is willing to come back out and discuss options on roof replacement, but with minor maintenance the roof should last another five years. It may just need to be rescrewed and resealed. He can also give recommendations on a heat solution for the valleys. Yvonne and Steve Giesen have not been notified of the results of the roof maintenance but will be. Sam suggested a mold remediator be brought out to spray; there appears to be a mold issue in one area. Eric said the pipe in the wall still needs to be fixed. Mike Kraetsch will be asked to look into this and bill the POA for any associated costs.

John shared that two Sears trucks and a trailer are parked at the far end of the property which makes plowing difficult; he will ask Sears to move them back after the property is shown. If the vehicles get blocked in by snow, it would be Sears' responsibility to dig out if they need to be moved. It was decided that the POA would not institute the 'no overnight parking' rule as those vehicles should be moved within a couple of months. It is unknown if the POA would be responsible if one of the trucks should be hit while plowing.

Visionary: Eric said the signed contract has been received. Currently, there is only a file box for storage of material like this; there is no digital repository.

Backflow Inspection: Eric said the Backflow Inspection by Keith Jacobson was scheduled for Wen Saunders' unit specifying "Plaza at Aspen Village". One invoice was received showing "Sears" so that building was finished. Notices for this required service are sent to PAV three months ahead of time.

New Business –

Post Office Box: Jason said the Post Office Box was renewed for another year. The box was being checked weekly by the previous accounting service but now Jason checks it twice a week. Jason will check with the Post Office about having PAV mail delivered to the PAV site using an existing clusterbox. The Post Office would have to issue keys. Cornerstone Accounting should be paid for their services on an hourly rate; Jason will bill the PAV POA.

The next regular Board meeting will be changed to Wednesday, March 23 (instead of March 16 due to a travelling Board member). The meeting will be at 4:00pm via Zoom with the same Zoom link.

A motion was made to adjourn the meeting at 4:50pm.

Sharon Jennings
Recording Secretary
for Plaza at Aspen Village POA