

**Plaza at Aspen Village Property Owners Association
Board of Directors Meeting
March 23, 2022**

The meeting, held via Zoom online, was called to order at 4:04pm by president, Eric Hittle. Board members present: Eric Hittle, John Ranson, and Jason Peterson. POA members present: Wen Saunders.

A motion to approve the minutes of the February 22, 2022 meeting as written was made by John Ranson, seconded by Jason Peterson, and approved by a vote of John-Yes, Jason-Yes, Eric-Yes.

Jason shared the Profit & Loss statement for January and February noting larger expenses for ice dam removal and for three snow plowing sessions causing a small deficit. He reviewed the Balance Sheet and the Accounts Receivable Summary noting that ABBA was catching up on payments. A motion to approve the financial statements 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: a) John spoke with the Griesen's and reminded them to notify the POA Board if further issues come up regarding the roof leak. b) Drywall repair to the bathroom wall is needed. John will see if any of Mike Kraetsch's crew can do the repair as a side job since Mike is swamped with work or John will contact others and get an estimate.

Parking Lot: There was some winter breakdown. Kit Strohecker said repairs would be under warranty and will come out in May once weather warms up. This item will be tabled until the April meeting.

Past Due Accounts: Refer to the Financial Report where this was discussed.

Restaurant: Lynn Johnson asked John for plans on the Restaurant's building; John was able to find old drawings/plans for Building B2 and passed them to Lynn. The restaurant is responsible for obtaining permits needed for interior renovations from the City. The Board does not need to see the permit. Wen Saunders noted that the venting system coming out of the roof may be under San Juan Basin Health and that the Board should see the plans for that system to stay on top of it and to ensure it is done properly. Venting, which may require cutting into the roof, and plumbing, which may feed into the common sewer system may affect the POA. John will reach out to Lynn by email about the Board's discussion. The Board should check on receiving a recent vent cleaning report issued to an approved industry standard to avoid any liability issue (grease fire).

Trimming: Eric will speak with Shelley to refresh the quote for maintenance to trim around the bushes, islands, and landscaping.

Condenser Covers: Eric mentioned removing OSB from the doorway where the snow was coming down. The Board must decide if the sides should be opened and painted and have them anchored to the ground or if Jared should be contacted to get on his schedule for a more permanent solution including metal framing.

Visionary: Eric reported that improvements to the Internet speed were completed. Fiber was switched on Building A and B1 so far where it terminates. Each tenant will have 100 x 125 speed. John will drop a key off to Eric who will schedule the switch in B2 with Visionary.

New Business:

The trailer parked near the Sears building is owned by the Wendy Saunders Companies. She plans to have it moved in April once the snow melts.

The next meeting is Wednesday, April 20th at 4:00pm via Zoom online. The agenda will show the access link. The meeting was adjourned at 4:35pm.

Sharon Jennings/Recording Secretary