

**Plaza at Aspen Village Property Owners Association**  
**Board of Directors Meeting**  
**April 20, 2022**

The meeting, held via Zoom online, was called to order at 4:06pm by president, Eric Hittle. Board members present: Eric Hittle, John Ranson, and Jason Peterson. Eric welcomed POA member Butch Mackey of Mackey Insurance to the meeting.

A motion to approve the minutes of the March 23, 2022 meeting as written was made by John Ranson, seconded by Eric Hittle, and approved by a vote of John-Yes, Eric-Yes, Jason-Yes.

Jason emailed financial reports to the Board of Directors. The Profit & Loss statement through March showed no extraordinary expenses other than snow removal. The POA was breaking even. Rental income was from Visionary for the year's tower rental. Fiber for Buildings A and B1 were ready. Accounts Receivable aging was reviewed. Jason will work with ABBA Eyecare as they catch up. Jason has the authority to levy fines for any owners as an incentive to pay dues. The negative balance is from Visionary's prepayment. The Balance sheet shows current assets of \$40,802.21. A motion to approve the financial reports 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: **Maintenance** – a) A hole in the ceiling of the Sears building warehouse was found. Yvonne Giesen arranged for repair of that and the bathroom wall. The issue may have been caused from where the heater was anchored. b) The bathroom leak at the seal of the toilet in Building B1 was fixed and no longer leaks. c) John will call Sam Gingrich to tighten the screws on the roof and look at possible leak areas where the roofing is loose and flapping in the wind including seams and flashing in valley areas (ABBA and Building B2), and ask for an estimate of the years of life left on the roof along with a quote of his labor rate for replacing the roof in the future.

**Landscaping** – Eric will check with Shelley on grounds clean-up (weeds in the rock areas, beds, islands, and evergreen bushes) as well as disposal of the waste. Landscape fabric needs to be replaced in some areas. Eric will ask about weed control (thistle) in the grassy areas. The Board agreed Eric has flexibility to approve a change in the existing quote (\$285) so that needed work can be started.

Condensers – Tim Hittle will remove the sides of the condenser covers. In the summer, the 2x4's and the roof panel will be stained rather than replaced with a permanent structure since they are functional for now.

**Log Staining** – The May meeting will include a discussion on bids to repair and stain the logs. John will contact someone he knows. Drew Mackey is not available to do the work.

**Parking Lot** – Kip Strohecker will be called to schedule repair work in May on cracks in the lot. If not under warranty he will be asked for a summary of what the cost will be. Strohecker fixed a pothole in the driveway. Eric will call Brad at the City regarding the hole in the street. A traffic barrel/cone was left at the PAV and the Town will be asked if they want it back.

New Business:

**New Occupant** – Butch Mackey was welcomed and given the code to the combination lock of the dumpster that is farthest south of his building. Jason will work with Butch on the PAV POA dues payment process.

**Janitorial** – Sara will be work in the common areas twice a week and Building A during business hours. John will check with Dan Park about access.

The next meeting is Wednesday, May 18<sup>th</sup> at 4:00pm via Zoom online. The agenda will show the access link. The meeting was adjourned at 4:50pm.

Sharon Jennings/Recording Secretary