

**Plaza at Aspen Village Property Owners Association
Board of Directors Meeting
May 18, 2022**

The meeting, held via Zoom online, was called to order at 4:07pm by president, Eric Hittle. Board members present: Eric Hittle, John Ranson, and Jason Peterson. Eric welcomed POA member Wen Saunders to the meeting. No public comments made.

A motion to approve the minutes of the April 20, 2022 meeting as written was made by Jason Peterson, seconded by John Ranson, and approved by a vote of Jason-Yes, John-Yes, Eric-Yes.

Jason reviewed financial reports through April. The Profit & Loss statement showed total income of \$17,580.25 and total expenses of \$16,002.57. Accounts Receivable aging showed ABBA Eye Care is catching up; there is one outstanding amount from 2021 that will be explored. The Balance sheet shows current assets in checking and savings combined of \$45,143.42. A motion to approve the financial reports as presented was made by Eric Hittle, seconded by John Ranson, and approved by a vote of Eric-Yes, John-Yes, Jason-Yes.

Old Business:

A. Roof Repairs/Maintenance – John provided a quote from Sam Gingrich of Circle G Roofing to include tightening screws on all three buildings. Sam pointed out that using the same screws in the same screw holes can cause loose, flapping metal panels, and noted items that should be fixed now caused by minor wind damage. The valley of the roof between Sears and Alpen Haus is damaged and may need replacing. Long-term needs of the entire roof should be determined before doing this other maintenance.

1) Building A - \$118,260 for complete roof removal and replacement, heat pads, vapor barrier, 5-year warranty. 2) Building B1 - \$53,105. 3) Building B2 - \$56,520. These are worst-case scenarios. Decisions will be made about salvaging some material. Sam does not recommend full replacements currently. In the fall replace all existing screws with washers and larger screws for about \$2,000. This will give an extra two-five years on the roof. He strongly recommends using heat pads in the valleys to avoid ice dams and water back-up on the north side. John noted that funds should be added to the capital expenditure assessment for the future. Wen noted that the roof area of her building was given a clear sealant and caulking which she feels that will be helpful. John will ask Circle G for estimates and tentative dates to proceed with the plan for the screws, replacing damaged metal in the valleys and adding heat pads. The electric for heat pads runs under the roof overhang. Roof rakes can be used to prevent ice dams as needed. Quotes from other contractors need to be solicited for full roof replacement.

B. Parking Lot – Jason contacted Kip Strohecker of Strohecker Asphalt and Paving who plans to come to the PAV in mid-July and fix any issues from the winter, recoat the south side of the lot under warranty. The PAV POA will pay for restriping of the lot. Recoating the entire lot may be needed in 2023 and will cost from \$12,000-\$14,000. Touch ups after three years should then cost less. Regular maintenance will eliminate redoing the work sooner.

C. Landscaping – Shelley no longer does landscape work. Eric will contact Colton Hutchinson of H and S Snow and Mow for a quote and get him scheduled. Any further recommendations should be given to Eric.

D. Other Maintenance – Repair and staining of the uprights is still outstanding. The Board could do the staining but replacing any rotting wood should be hired out. John will ask Randy Sorenson and Clint Lister, used by John's company, for a quote and availability.

Tim Hittle removed the OSB from the sides. Tim and Tad Hittle will investigate permanently anchoring and leveling and check into staining the condenser covers.

H. Internet Updates – Eric said it is okay to contact Visionary directly and request the 100-megabit plan which will be an upgrade. There is a specific quote in place for the PAV for 100x50. If there are any questions about adding this service or pricing, contact Eric.

The next meeting has been moved to Wednesday, June 22nd at 4:00pm via Zoom online. The agenda will show a new meeting ID to access the Zoom link, provided by Eric Hittle. The meeting was adjourned at 4:43pm.

Sharon Jennings/Recording Secretary