

**Plaza at Aspen Village Property Owners Association  
Board of Directors Meeting  
August 17, 2022**

The meeting, held via Zoom online, was called to order at 4:10pm by president, Eric Hittle. Board members present: Eric Hittle, Jason Peterson, John Ranson. No other POA members were present. There were no public comments.

A motion to approve the minutes of the July 27, 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 the Profit/Loss statement noting total year-to-date income of \$ 31,022.44 and current net income of \$ 8,080.19. This will be reviewed in detail at the September meeting to begin building the 2023 budget. As of July 31, the Balance Sheet indicates a checking balance of \$ 32,641.72 and the reserve fund balance at \$ 16,585.41. Abba Eyecare has two outstanding invoices; they are on automatic payments now. Dallem is no longer a tenant at the PAV but has one month payment of \$178 unpaid. The Board decided not to turn this balance over to the new tenant. An effort will be made to leave the 2023 dues the same and still build up funds for major expenses in future. It was suggested that some money be put into a repair fund. A motion to approve the financial reports was made by Eric Hittle, seconded by John Ranson, and approved by a vote of Eric-Yes, John-Yes, Jason-Yes. The POA will work to keep costs down as much as possible but will keep up with necessary work.

**Maintenance Reports:**

Eric said the town's Planning Commission had positive comments about the Plaza and the work and upkeep that has been done on the buildings. Eric noticed some areas between the Plaza and Walmart that were not being maintained and questioned whether another Association was responsible for the upkeep of the islands, signs, etc. Neglect of these outdoor spaces may affect the Plaza in the future. An idea was raised about having a PAV member become part of a multi-member board, including members from other area businesses, to take care of the outdoor areas of all the surrounding businesses.

**A. Landscape & Mowing** – Eric reported that Colton Hutcherson was out and completed the work of cleaning up the bushes and weeds. His invoice will be forthcoming. John noted that the landscapers from The Cottages are not available for long-term work. A response from StacyScapes is still pending.

**B. Parking Lot** – Due to rain, the maintenance project has been sidelined. It will take several days of good, dry weather in order to overcoat and stripe the lot. Jason will contact Strohecker Asphalt to coordinate having the warranty work done now and wait on restriping until Spring. He will request that the parking lot be swept well before restriping to get the best possible result.

**C. Cleaning** – Jason is meeting with a new janitorial service Thursday, August 18<sup>th</sup> at 3:00pm. John asked that they include the tech. suites but not ABBA Eyecare if they clean after business hours.

**D. Plowing Bids** – John said he is okay with the POA going out for bids on snow plowing the parking lots but the Board recognized that John's service was less expensive. After discussion, it was agreed to increase his payment to \$1,250 (November – April). John was willing to commit to the POA job rather than having the board go out for bids on this work.

**Old Business:**

**A. Budget** – In September, the board will focus on a draft budget.

**B. New Board Positions** – The board needs to review the Bylaws and CCRs about Triple-Net Leases. These lessees are not owners so the assumption is that they are eliminated or "boxed out" of taking board positions. More Triple-Net Leases are coming into the Plaza.

**New Business:**

**A. Property Walk** – Tuesday, September 20<sup>th</sup> at 3:00pm the board will walk the property. A Masonry person is needed to fix the cracking light posts.

**B. Sear's Building** – Eric reached out to the Executive Director of the Archuleta Seniors. They don't need anything further from the PAV at this point. They are still looking into grant opportunities. Eric said that the electrical box on the backside of that building still needs to be looked into, but it is not a part of the inspection. He found a person loitering around the building with a blanket on top of the condenser unit and after questioning him, Eric asked him to leave the property.

The next meeting will be Wednesday, September 21<sup>st</sup> at 4:00pm via Zoom online.

The meeting was adjourned at 4:53pm.

Sharon Jennings/Recording Secretary