

**Plaza at Aspen Village Property Owners Association
Board of Directors Meeting
September 21, 2022**

The meeting, held via Zoom online, was called to order at 4:06pm by president, Eric Hittle. Board members present: John Ranson, Eric Hittle, Jason Peterson. There were no public comments.

A motion to approve the minutes of the August 17, 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 Financial Reports also emailed to the Board. The January-August Profit/Loss statement showed slightly less dues income since dues were lowered this year for tenants. Insurance savings was about \$3,000. Savings were realized for snow removal with John Ranson providing parking lot plowing. Utility costs were about the same although electricity was lower. John will buy replacement bulbs and submit a bill to Jason. Janitorial services were higher to date. The service has not been consistent and a change may be needed; references for janitorial services can be given to Jason. Jason restocked necessary cleaning supplies. Excess funds from the Checking account will be moved to Reserves at the end of the year. 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.

Maintenance Reports:

A. Landscape & Mowing – With the rain and more frequent mowing, the lawn areas are looking nice. Eric said Jack may not be asked to mow again before the snow begins unless the lawn starts looking shaggy.

B. Parking Lot – The lot was seal-coated in mid-September. John will contact another company to stripe the lots since Strohecker Asphalt is currently so busy.

C. Plowing – Nothing new to report currently.

Old Business:

A. Budget 2023 – Jason will provide a Budget to Actual statement as of September 30th to John who will prepare a working spreadsheet to the Board at the October meeting.

B. Board Nominations – Drew Mackey/Mackey Insurance was nominated as a prospective Board member and has tentatively accepted. Jason will invite Drew to the October 19th meeting so he can be part of the budget planning process.

C. New Owners/Tenants – 1) Contact information for new owners and/or tenants is needed so they can be sent meeting notices/agendas and receive information on how to manage payment of dues (Cornerstone Accounting Services – Jason’s business inbox). 2) Eric noted that new tenant, Josh Rutan, has taken over the Alpen Haus business. 3) John will ask the Giesen’s to move the Sears trucks prior to October 1 so Alpen Haus can move in.

D. Property Walk - The Board did a walk-around on the property Tuesday, September 20th to look for areas needing maintenance.

E. Sear’s Building – Eric heard that the Archuleta Seniors are still interested in taking over the Sears building and the process is still in the works. They hope to know by the end of October.

F. Communal Maintenance – John met with representatives from the Town of Pagosa and was encouraged to try and form an Aspen Village Association board of five members to coordinate efforts for the maintenance of grounds for the entire Aspen Village area which would include exterior grounds, sidewalks, trees and bushes. Plaza at Aspen Village, The Enclave, Walmart, Pagosa Peak Open School, and other businesses should be asked. This board would set its own schedule of meetings based on the maintenance needs to be addressed and might be quarterly or bi-annually, late spring and fall (annually would not be feasible). Eric would be willing to serve if the meetings are not monthly. John is willing to serve as either the representative for the PAV POA or The Cottages. This is a positive move for this area of town. It would be a private board versus one run by the Town because of the possible conflict of interest.

New Business: None

The next meeting is scheduled for Wednesday, October 19th at 4:00pm via Zoom online.

The meeting was adjourned at 4:42pm.

Sharon Jennings/Recording Secretary