

Plaza at Aspen Village Property Owners Association

P.O. Box 2832
Pagosa Springs, CO 81147

Board of Directors Meeting September 22, 2021

1. The meeting, held via Zoom online conferencing, was called to order at 4:09pm by Eric Hittle. Present were Eric Hittle, John Ranson, Jason Peterson.

2. Owner Open Forum – Nothing shared.

3. Minutes – A motion to approve the minutes of the August 18, 2021 meeting as written was made by Jason Peterson, seconded by John Ranson, and approved by a vote of Jason-Yes, John-Yes, Eric-Yes.

4. Treasurer – John had the financial statements sent to the Board members by Wilson, Rea, Beckel. The Reserve (Savings) account is only updated quarterly; the figures are as of June 30th. The Checking account date is as of August 31st. Staying ahead of expense projections at this point. Cash Flow is positive presently. The negative balance (-\$6,763) for accounts receivable could be from posting payments without invoices.

ABBA (Acuity bought them out and are making payments electronically) so they are catching up. \$50 late fees are being charged; John or Jason will contact Dr. Meier to ensure he knows late fees are being charged so they are not just making the regular dues payment. The Board agreed Jason should have the authority to waive the late fees if they get current on outstanding dues.

Combined accounts total about \$35,260. Income per month is about \$2,000. A motion to accept the financial reports was made by Eric Hittle, seconded by Jason Peterson, and approved by a vote of Eric-Yes, Jason-Yes, John-Yes.

Since the POA accounts are not highly active and no new changes are expected, Jason suggested the decision to switch banks from TBK to Bank of Colorado be held off for now. John will share log-in details with Jason.

John will forward a list of owners with invoice breakdowns to other Board members.

Jason wants to review the financials with Wilson, Rae, Beckel to ensure all accounts are up to date.

5. Outside Condensers – John is not finished with the draft policy; he will email the draft to the Board prior to the next meeting. Eric received a \$6,000 quote from Archuleta County Ironworks for square tubing to cover the condenser units along with a shed-type roof. This is needed to protect the condensers from snow and ice. If not done by mid-December this project may have to wait until next year. Mike Kraetsch has the old stock of roofing material. A hinged roof opening was suggested for access. John suggested waiting until 2022 to address the purchase of covers for the condensers to keep the finances in check; Eric preferred to revisit this in October once financials are reviewed to see if the costs was appropriate for 2021; he hopes they can be done without a special assessment.

6. Parking Lot – The parking lot maintenance is complete and looks good with the new striping. The aesthetic and physical improvements are evident. Limited owner feedback on the parking lot project was positive. The cracks were sealed; it should be in good shape for the winter. John received the final invoice from Strohecker Asphalt (about \$2,000).

7. Dumpster – It has been moved in. Existing lock combinations can be changed so the restaurant does not have access to both dumpsters. Jason will contact Wilson, Rea, Beckel to remove the \$85 dumpster surcharge from the restaurant's account. Eric will contact At Your Disposal to change the Plaza to a once-a-week pick-up and ask if they pick up cardboard to recycle.
8. 2022 Budget Preparation – A separate budget meeting may not be necessary as no new, large dollar projects are on the horizon for 2022. Calculating charges for owners/tenants does take some effort. In the Spring, the Board will walk around the Plaza to look for any capital projects that may need to be considered. Snow removal and facility cleaning needs to be addressed. Bids for snow removal from Reabus and others should include written quotes, including fixed monthly costs and hourly costs from November through winter. Check on the costs for snow removal from only specific roof areas (valleys and ice dam areas), not the entire roof; job parameters need to be clear. The Reserve Analysis spreadsheet for capital projects should be reviewed at the October meeting.
9. Policy Status – In October, policies set forth and posted in 2021 need to be added to the October meeting agenda and checked to confirm if there were any public comments and if they were adopted.
10. Snow Removal bids for the late 2021/early 2022 winter season need to be solicited. Bids should be based on an hourly rate rather than for the entire job.
11. Next Meeting – The next regular Board meeting will be Wednesday, October 20th at 4:00pm.
12. A motion to adjourn the meeting at 4:58 pm was made by John Ranson, seconded by Jason Peterson.

Sharon Jennings
Recording Secretary
for Plaza at Aspen Village POA

Minutes approved October 20, 2021 as recorded