

**Plaza at Aspen Village Property Owners Association  
Board of Directors Meeting  
October 19, 2022**

The meeting, held via Zoom online, was called to order at 4:08pm 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 September 21, 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.

John reviewed the history behind what was called the Aspen Village Master Association which existed through 2012 but has been dormant since then. This group was not subject to CIOAA possibly because they did not collect dues and did not have CC&Rs. The Town of Pagosa would like to have this group revisited to cover all the business areas of Aspen Village and handle maintenance of the main sign island, common landscaping, and sidewalks. John met with the attorney and will meet with the Town. At a minimum, a review committee is necessary if not a POA. An estimated cost would be \$200 per acre per year. The PAV POA would have to determine their budget to pass these landscape maintenance costs on to their owners.

Jason reviewed Financial Reports starting with the Profit and Loss statement from January – September 2022. Significant savings on insurance, parking lot maintenance, snow removal, and utilities were noted. Net Income is \$11,300. Board will have to determine if owners must vote to move funds from income to reserves. Board agreed that dues should not be lowered; excess funds could be reallocated for major repairs including the roof. The Balance Sheet shows \$35,475 in checking and \$16,592 in reserves. A motion to approve the reports as presented was made by Eric Hittle, seconded by John Ranson, and approved by a vote of Eric-Yes, John-Yes, Jason-Yes.

**Maintenance Reports:**

**Roof** – John spoke with Sam Gingrich who will come out to the Plaza early the last week of October, hopefully Tuesday or Wednesday, and check into the roof issues previously identified. He hopes to get PAV on his schedule for the year. John will continue pulling snow from two to three feet off the roof edges using a roof rake. Eric offered the storage closet behind the building to store the roof rake; he has two keys for the lock.

**Old Business:**

**Budget 2023** – John emailed a worksheet to the Board. Jason and John will meet early next week to review the figures and send a draft copy to Eric. Leaving dues the same as 2022 or having a slight increase to go into the reserves will be discussed. Moving funds into reserves with owner approval will also be considered. An effort will be made to avoid special assessments.

**Board Nominations** – The Annual meeting and elections will take place at the November meeting. Drew Mackey/Mackey Insurance and all owners will be invited to attend. John will send a meeting notice by email seven to ten days in advance followed by an agenda closer to the meeting date.

**Sear's Building** – Eric will check on the status of the prospective purchase of the old Sears building by the Archuleta Seniors.

**New Business: None**

The next meeting is scheduled for Wednesday, November 16<sup>th</sup> at 4:00pm and will be in a Hybrid format with in-person attendance at the Plaza and online attendance via Zoom. Eric hopes to borrow an Owl to pair with Zoom for easier communication with those signing in remotely.

The meeting was adjourned at 4:45pm.

Sharon Jennings/Recording Secretary