

# Plaza at Aspen Village

## Property Owners Association

P.O. Box 2832

Pagosa Springs, CO 81147

### Board of Directors Meeting

November 17, 2021

1. The meeting, held via Zoom online conferencing, was called to order at 4:03pm by Eric Hittle. Present were Eric Hittle, John Ranson, Jason Peterson, Dan Park.

2. Owner Open Forum – 1) Dan plans to pull in a 2-yard trash dumpster to the Sears side of the Plaza. His cost of the annual fee would be lowered since he will be paying for his own dumpster rental. 2) Dan asked about the status of the cover for the condenser units. Eric received the quote from Archuleta County Iron Works, but they are booked through Spring so cannot do the work this Fall. Though the general issue of mitigation due to snow/ice will be done by the POA, it is the responsibility of owners to manage the individual maintenance of the air conditioner and furnace units. John will coordinate with the Board to use 2x4s and plywood to temporarily cover the units. 3) Strohecker Asphalt can be contacted to come out and patch small areas of the parking lot.

3. Minutes – A motion to approve the minutes of the October 20, 2021 Board meeting as written was made by John Ranson, seconded by Jason Peterson, and approved by a vote of John-Yes, Jason-Yes, Eric-Yes.

#### 4. Treasurer's Report –

a) Kalie of Wilson, Rea, Beckel emailed the reports. Jason will contact her again about the negative Accounts Receivable balance.

b) John recapped the Estimated/Projected Budget vs. Actual through December 31, 2021:

Total Expenses	\$60,868.92
Total Expenses without the Parking Lot	\$38,265.92
2021 Budgeted Expenses	\$53,769.86
Savings	\$15,503.94

5. Cleaning – Sara Blakemore was referred to the POA and gave a proposal of \$85.00 to clean Building B1 hallway and restrooms along with Building A kitchen twice a week; this is below the budgeted amount. Her proposal was accepted, and she began work already. A motion to approve acquiring two debit cards for the Treasurer and Secretary to use for purchasing necessary cleaning supplies was made by Jason Peterson, seconded by John Ranson, and approved by a vote of Jason-Yes, John-Yes, Eric-Yes. Supplies will be stored in the Building B1 closet. The janitor will supply a list of needed supplies to the Board who will make the purchases.

#### 6. 2022 Budget –

a) Monthly Dues - John reviewed the amended Membership Dues Allocation Schedule. Two POA businesses will have adjustments made to their fees: 1) Sears, who will be paying for their own trash dumpster and 2) Alpen Haus, who is pulling out of trash removal service.

b) Overall, owner fees will be lowered between 4.4 to 7.9%; it was stressed that lowered dues may not be maintainable in the future though it made sense to lower them for 2022 (third straight year). Fees will be kept stable while adding to the reserves. The proposal will be finalized and approved at the

December meeting after John and Jason review all the figures.

7. Visionary Tower Lease – The renewal comes up at the end of 2021. Eric explained that having the increased wireless speed of broadband would be a real benefit to the Plaza and would make it an appealing location to attract new owners. Visionary’s fiber tiers are higher, but the prices are better and should be better for most tenants; one Gig for each building should be sufficient. A motion to authorize Eric to negotiate the best deal for the Plaza on expanded internet for a three-year period was made by Jason Peterson, seconded by John Ranson, and approved by vote of Jason-Yes, John-Yes, Eric-Yes. Once rates are known, a vote will be taken to approve the proposal.

8. Capital Improvements – A property walk-around was done in early November. The figures still need to be put together with an effort made not to require a special assessment. 1) Light Post repair and reseal may be needed. 2) Roof Repairs may need to be done. A motion to retain the excess \$4,000 budgeted for snow removal and use it for future roof replacement was made by Eric Hittle, seconded by John Ranson, and approved by a vote of Eric-Yes, John-Yes, Jason-Yes.

9. New Board – The procedure for election needs to be reviewed. John will send an email to the Plaza membership asking for nominations for an open Board position; any interested owners should contact the existing Board for information. This email will also have items to be discussed at the December meeting including the upcoming dues, the officer election, and the 2022 budget.

10. Next Meeting – The next regular Board meeting will be Wednesday, December 15<sup>th</sup> at 4:00pm.

11. A motion was made to adjourn the meeting at 5:00 pm. Dan expressed his thanks to the officers for serving.

Sharon Jennings  
Recording Secretary  
for Plaza at Aspen Village POA

Minutes approved December 15, 2021 as written.