

Plaza at Aspen Village

Property Owners Association

P.O. Box 2832

Pagosa Springs, CO 81147

Annual Property Owners and Board of Directors Meeting December 15, 2021

The meeting, held via Zoom online conferencing, was called to order at 4:10pm by Eric Hittle. Present were Board Members Eric Hittle, John Ranson, Jason Peterson; Property Owners Bryan Looper, Yvonne and Steve Giesen.

Owner Open Forum – 1) Bryan expressed interest in the plans to cover the AC units. This is being covered as a business item below. 2) Bryan suggested creating a pathway with a concrete pad or steppingstones to the back door of his building to avoid having to walk in winter snow or spring mud. Work would wait until it dries up enough to do the work. John said he could bring in the big bucket to try and clear the snow that the city pushes onto the sidewalks. 3) Steve noted that there was still a hole in the wall of the restroom. After having the plumbing fixed, John will contact Mike Kraetsch to fix the wall; this is not under warranty. 4) There is also a roof leak at the front of the appliance store where water from outside is running inside. John will check with Mike on this issue. This may be a warranty issue. 5) Yvonne said the Sears building is up for sale. The Senior Center has expressed some interest though they might want to change the windows. Eric will remove two Dish satellite units from that building. Steve will have the small storage building removed.

Minutes – A motion to approve the minutes of the November 17, 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.

Treasurer's Report – Financial reports were not received from Wilson, Rea, Beckel. John shared and reviewed the Projected Cash Flow for Year Ending December 31, 2021 for members joining today's meeting.

Old Business –

2022 Budget: John displayed the 2022 Budget Worksheet as prepared in October by the Board. He noted the savings in the snow removal cost and the addition of a cost for restroom cleaning. A motion to approve the budget as presented was made by John Ranson, seconded by Eric Hittle, and approved by a vote of John-Yes, Eric-Yes, Jason-Yes.

2022 Monthly Dues: The Membership Dues Allocation Schedule was reviewed. In 2022 there will be a small dues reduction for all owners. A motion to approve the dues decrease as presented was made by Jason Peterson, seconded by John Ranson, and approved by a vote of Jason-Yes, John-Yes, Eric-Yes.

AC Unit & Gas Meter Covers: Bryan noted that snow backs up and sheds over the back door of his unit. Eric and Bryan will look into this, and it will be included on the January agenda. Temporary AC covers are being planned with Eric having Timmy and Tad help build them. A drawing was provided. Existing materials (with the purchase of a few boards) will be used. Scrap wood can be used to cover the gas meters and break up falling snow.

New Business –

Board Nominations: Jason Peterson came onto the Board in 2021 to fill a vacancy for the remainder of that year. A three-year term on the Board is open. Jason Peterson was nominated to serve a three-year term. As there were no other nominations from the floor, nominations were closed.

Election of Officers: A motion to elect Jason Peterson to the PAV POA Board for a three-year term was made by John Ranson, seconded by Steve Giesen and approved by unanimous vote. The slate of officers was presented with Eric Hittle as President, John Ranson as Secretary, and Jason Peterson as Treasurer. A motion to accept the slate of officers as presented was made by Jason Peterson, seconded by John Ranson, and approved by a vote of Jason-Yes, John-Yes, Eric-Yes.

Parking Lot Maintenance: John noted that the back lots need to be plowed and asked for other concerns that need to be addressed. To keep roof snow from dumping onto cars/people in front of the buildings, John said he can use his big bucket to pull snow off the roof where it stacks. Owners may need to be asked to tell their tenants not to park at the end of the building by the open field so the snowplow can plow into the field. John asked that room be left where trucks are parked near the Sears building when it is time for plowing snow. John said they try to plow as early as 5:00am where businesses open early, then plow buildings B1 and B2, then the restaurant which opens later in the morning. He will ensure Prestone is stocked in front of the buildings.

Cleaning: John purchased supplies to be used by Sarah Blakemore. A process needs to be determined on how to streamline the process of getting checks signed at the Wilson, Rea, Beckel office for such items. The purchase of basic cleaning supplies in bulk was suggested so Sarah could pull from stock and/or she could add her expenses to her monthly invoice. Eric will ask Sarah her opinion on this. Sarah can coordinate with Jason any purchase needs.

Visionary Tower Lease: Eric said fiber pricing was being worked on by Visionary, but he was still waiting for a commitment from them. Benefits will be an increase in fiber optic speed and will be a saleable point for new owners/tenants. It will be available once the building-to-building link is added.

Accounting Services: It was suggested that an item be put on a future agenda to move financials in-house. A motion to appoint Cornerstone Accounting as the Plaza at Aspen Village's in-house accounting firm was made by John Ranson, seconded by Eric Hittle, and approved by a vote of John-Yes, Eric-Yes. Jason Peterson recused himself from discussion and vote. The job would entail paying bills, preparing the monthly financial reports, receiving dues and other checks, etc. Checks can now be left in Cornerstone's drop box or hand delivered.

The next regular Board meeting will be Wednesday, January 19, 2022 at 4:00pm via Zoom.

A motion was made to adjourn the meeting at 5:08pm.

Sharon Jennings
Recording Secretary
for Plaza at Aspen Village POA

Minutes approved January 26, 2021 as corrected
(Added name to Old Business/ACC Unit section)