

Plaza at Aspen Village

Property Owners Association

P.O. Box 2832
Pagosa Springs, CO 81147

Minutes of the Board of Directors Special Meeting February 4, 2022

The meeting, held via Zoom online conferencing, was called to order at 4:13pm by Eric Hittle. Present were Eric Hittle, John Ranson, Jason Peterson. The purpose of the meeting was to discuss the P.A.V. insurance and the quote received from Mackey Insurance.

Open Forum – The following items are time sensitive and must be dealt with at this meeting rather than being postponed until the late February meeting.

1) Ice was coming through the porch overhang over Jason's office. John spoke to Dan Park who called the company that did the work previously and they said they could come out to remove the ice dams at a cost of \$2200 for Building B and \$1500 for Building A (\$3,700 total). John could be available to monitor the work.

A motion to authorize John to work with the prior roof snow removal vendor or any other vendor that he finds to clear the B1 valleys for under \$800 (to take care of the immediate problem) or to clear all the valleys of all the porches of A, B1, and B2 for under \$2000, with the stipulation that they must have insurance and provide written proof-of-insurance, was made by Eric Hittle, seconded by John Ranson, and approved by a vote of Eric-Yes, John-Yes, Jason-Yes.

John will be clearing the drainage with his tractor and may look at the ice dam issue on the roofs to see if he can safely do anything about that.

2) Scott at PAWSD contacted John that Building B2 and Building A are behind on back flow inspections and stated that water could be shut off the water in Wen's lobby and in the Sears building, if the inspections were not completed. John will send emails to Yvonne and Steve Giesen at Sears and Wen Saunders that there is an issue which must be addressed and advise them to contact Scott at PAWSD.

3) Regarding the empty Sears building, if no changes are needed on the outside of the building that requires POA approval, it is permissible to split it into several units that they sublet as nothing in the Bylaws that says units cannot be sublet. The ownership of the overall space is responsible for all POA fees.

New Business –

A quote was received from Mackey Insurance showing the increased coverage on Building A from \$1,800,000 to \$2,100,000 which increased the premium by \$300. The cost per square foot had to be increased. 2.1M was needed for coverage to Building A (\$275 per square foot to replace the building). Existing coverage for the buildings' shells only (B1 & B2 at \$340 p/square foot) was deemed adequate. The interiors of the offices are not covered (except by the owners' insurances). The face value of a commercial policy is the most that will be paid out; it is not the guaranteed replacement value.

The underwriter was going to deny the policy saying PAV was in a brush fire area, but after reconsideration added a 3% hail or wind damage deductible; POA would have to cover the first \$60,000. Finding it difficult to find companies that will cover HOA liability and replacement. He spoke with Liberty Mutual, but they do not provide such coverage. Other damages remain at a \$500 deductible. The risk of

hail or wind severely damaging a building is low and is deemed acceptable by the POA. Trying to cover every conceivable risk is almost impossible but are covering the most likely scenarios.

Jason spoke with Drew Mackey, the insurance agent, who said the POA could set up automatic monthly payments; there is no significant savings in doing a yearly payment.

This issue of inflation should be looked at before next year on PAV rates if costs increase for items like electricity and snow removal.

A motion to approve the new insurance proposal and allow Jason to implement the new insurance company through Mackey Insurance was made by John Ranson, seconded by Eric Hittle, and approved by a vote of John-Yes, Eric-Yes, Jason-Yes.

The next regular Board meeting will be Tuesday, February 22 at 4:00pm via Zoom with the same Zoom link.

The meeting was adjourned at 4:50pm.

Sharon Jennings
Recording Secretary
for Plaza at Aspen Village POA