

**Plaza at Aspen Village Property Owners Association
Board of Director's Meeting
January 24, 2023**

The meeting, held via Zoom online, was called to order at 4:22pm by president, Eric Hittle. Board members present: Eric Hittle, Drew Mackey. POA members present: John Ranson, Dan Park, Butch Mackey.

Eric stated that Yvonne Giesen contacted him about appliances being delivered to the old Sears building but the semi-truck could not get in to unload. She needs to use the building for temporary storage. Josh has a trailer in that area that needs to be moved back as far as possible or back to its old location. John said he can remove snow from the lift area.

A motion to accept the minutes of the December 20, 2022 Annual Member's meeting as written was made by Eric Hittle, seconded by Drew Mackey, and approved by a vote of Eric-Yes, Drew-Yes.

Financial Reports:

Dan questioned charges on the spreadsheet for the common areas as Building B2 does not have a common area and though specific items are listed it is not clear what those items are for. Charges included outside lighting including parking lot lighting around the Sears building. It was noted Los Dos Charros Restaurant and Shear Talk are charged a water surcharge which is only billed to them. John suggested Jason Peterson may know specific details about the items from the spreadsheet.

The 2023 budget was emailed as a .pdf. A future Capital Reserve increase for Capital Improvements, including replacing the roof and required ongoing parking lot maintenance) was discussed. 2023 rates were closer to those in 2020 but the Reserve Fund was tripled. Parking Lot maintenance must be consistent. John commended the Board for keeping up on maintenance over the last couple of years. This budgeted cost was averaged over a three-year maintenance cycle; major maintenance would generally be about every three years. Eric shared that he uploaded past minutes to the PAV POA website along with the 2022 budget. There are additional updates to be completed. Two months of financial reports will be moved to the February meeting.

Facility Updates:

Snow Removal-Dan asked if budgeted funds were available for additional snow removal. Eric explained that some of that cost was prepaid from savings which was applied to the new year for snow plowing.

John noted that there is little room to push snow off the parking lot by Sears and Shear Talk. He may have to get approval to haul snow to nearby private property. Wen Saunders/Keller Williams may be asked to move her truck and the Sears building owners may be asked to move at least one of their trucks to keep clear that area clear.

Roof Clearing-Omar cleared the roof edges and valleys of accumulated snow. He reported some ice dam issues and possible water damage. Sam Gingrich will be contacted to check on that.

Other Maintenance-Eric stated that Omar also does masonry so he will check with him about coming out in the summer to look at areas that may need repair including some flagstone needs.

Old Business:

Dan asked about the status of the condenser covers for Building A. Eric noted that the intent was to have them fixed before the snow using 2x4s and OSB, but due to the current snow levels it is not conducive to having it done now.

New Business:

Board Member Offices – A motion to assign 2023 Board roles as a slate with Eric Hittle as President, Drew Mackey as Secretary, and Jason Peterson as Treasurer was made by Eric Hittle, seconded by Drew Mackey, and approved by a vote of Eric-Yes, Drew-Yes. As Secretary, Drew will create the monthly agenda, email it to all POA members, and post the minutes, etc. to the POA website.

Dan expressed his appreciation to all members of the Board for serving.

The next meeting is scheduled for Tuesday, February 21st at 4:00pm via Zoom online. The meeting was adjourned at 4:58pm.

Sharon Jennings/Recording Secretary

Minutes approved February 21, 2023 as presented.