

**Plaza at Aspen Village  
Property Owner's Association  
Board Meeting Minutes  
February 21, 2023**

The Board meeting, held online via Zoom conferencing, was called to order by Eric Hittle at 4:03pm. Board members present were Eric Hittle, Drew Mackey, and Jason Peterson.

A motion to approve the minutes of the January 24, 2023 meeting was made by Jason Peterson, seconded by Drew Mackey, and approved by a vote of Jason-Yes, Drew-Yes, Eric-Yes. After each meeting, the recording secretary will update the minutes as approved and email the .pdf version to the Board Secretary. Eric will give instruction to Drew on using WordPress to post the minutes to the PAV POA website.

Jason emailed the Profit and Loss statement and the Balance Sheet through January 2023 to the Board members and displayed them for review. Property Owner Assessments made up the largest part of Income. Insurance, Electricity, Waste Removal made up the largest expenses. Owner Contributions to Reserves totaled \$1,250.03. The purpose of increasing tenant/owner Contributions was to build up reserve funds for large dollar expenditures (roof replacement and major parking lot maintenance). Total Net Income was \$2,809.68. The checking account balance is \$23,548.10; the Reserve account balance is \$25,277.96. Total Assets and Liabilities were at \$47,867.10. A motion to approve the financial report was made by Eric Hittle, seconded by Drew Mackey, and approved by a vote of Eric-Yes, Drew-Yes, Jason-Yes. The Website Development expense is at \$145.00 per month. Eric indicated that he might be able to take over that function at no cost to the POA beginning the last quarter of the year which would show savings to the POA.

**Old Business:**

There were high snows in December and January which John Ranson maintained by plowing as needed. Presently, accumulated snow does not seem to be as bad. Contact Eric if any roof leaks are noted.

There are no active offers on the Sears building currently. Eric has the key and alarm codes for that property.

**New Business:**

Eric noted that due to the upcoming Spring time change (March 12), adjustments will need to be made to the parking lot automatic lighting schedule.

**Next Meeting:**

The next two meetings will be moved to later in the month due to necessary business scheduling. In March, the meeting will be Tuesday, March 28<sup>th</sup> at 4:00pm via Zoom. The April meeting date will be determined at the March meeting.

The meeting was adjourned at 4:20pm.

Sharon Jennings  
Recording Secretary

Minutes approved March 28, 2023 as written.