

**Plaza at Aspen Village Property Owners Association
Annual Members Meeting and Board of Director's Meeting
December 20, 2022**

The meeting, held via Zoom online, was called to order at 4:05pm by president, Eric Hittle. Board members present: John Ranson, Eric Hittle, Jason Peterson. POA members present: Drew Mackey (via phone-in conferencing). No public comments were made.

A motion to accept the minutes of the November 16, 2022 meeting as written was made by John Ranson, seconded by Eric Hittle, and approved by a vote of John-Yes, Eric-Yes, Jason-Yes.

Financial Reports:

Jason shared the financial reports. The Profit and Loss statement through November shows Total Income was less than in 2021 as were major Expenses in Insurance, Snow Removal, Electricity, and Parking Lot Maintenance. Overall cost savings were realized in 2022. There does not appear to be additional savings available on Insurance in 2023. A motion to approve the reports as presented was made by Eric Hittle, seconded by John Ranson, and approved by a vote of Eric-Yes, John-Yes, Jason-Yes.

New Business:

Board Members – Eric welcomed and introduced Drew Mackey as an incoming Board member and officer. He was asked to provide input on any items of the new 2023 budget. Eric and Jason shared their appreciation for John's years of service on the Board, his guidance, and his knowledge. John feels positive about the work of the Board over the year and his enjoyment working with the Board.

2023 Budget - John had emailed the prospective 2023 budget to the Board members; Jason displayed it on the screen. Costs were taken from actuals plus 2023 estimates. The total budget is set at \$44,345. Revenues: Owner Dues \$39,185 (a slight increase over 2022); Owner Contributions: \$15,000. There are three major cost points the POA needs to cover (Parking Lot/Parking Lot Maintenance, Roof Replacement, Siding). In 2020 the exterior siding work was completed using a special assessment collected. The current reserves do not cover the future costs of these items. When putting the budget together they looked to the future and want to put aside funds for these big-ticket items to prepare the POA for those costs rather than having to ask for a special assessment for each.

John appreciated the forward-thinking financial picture. He feels there is good demand for the Plaza and the effort at keeping the buildings and grounds maintained is beneficial to all. Jason shared how the total dues allocation per owner was set per building and per owner within the building. New formulas were added so the calculations will flow through easily when updated. A motion to approve both the updated budget and the members dues for 2023 was made by John Ranson, seconded by Jason Peterson, and approved by a vote of John-Yes, Jason-Yes, Eric-Yes. Jason will send all owners a monthly invoice for their dues and reserves contributions.

Old Business:

Janitorial Services – Jason stated that the current contracted service has been cancelled. Eric will follow up with a contact he has, but recommendations can still be given to the Board. After the first of the year, an advertisement soliciting bids can be placed if nothing else comes through. The budget was \$2,400. John will keep up on the supplies, the upstairs bathroom cleaning, and add the lower restrooms until a new service is found. The schedule for cleaning bathrooms only is twice a week.

Roof – There is a possible roof leak by Alpen Haus. John will follow up with Sam Gingrich/Circle G Roofing to come out.

Aspen Village Association – John reported that the Town of Pagosa is highly suggesting that a new board be put in place. This suggested 5-member group would approve new building designs and maintain a small budget for the landscaping in the front entrance to the area. John is working with Dan Sanders on getting this together. John will come back to the PAV POA to see if Eric is still willing to serve. An informal meeting will be held before a formal group is formed. There are some older governing documents in storage which may cover the entirety of the area.

The next meeting is scheduled for Tuesday, January 17th at 4:00pm via Zoon online. Board officer positions will be assigned (President-Conduct meetings, Vice President/Secretary-Prepare & send agendas, Treasurer-Prepare Financial Reports). The contracted Recording Secretary will take and email minutes.

The meeting was adjourned at 4:45pm.

Sharon Jennings/Recording Secretary

Minutes approved January 24, 2023 as presented