

**Plaza at Aspen Village
Property Owner's Association
Board Meeting Minutes
May 23, 2023**

The Board meeting, held online via Zoom conferencing, was called to order by Eric Hittle at 4:07pm. Board members present were Eric Hittle, Jason Peterson, and Drew Mackey.

A motion to approve the minutes of the April 25, 2023 meeting as written was made by Eric Hittle, seconded by Drew Mackey, and approved by a vote of Eric-Yes, Drew-Yes, Jason-Yes.

Eric stated that one of the buildings were struck by lightning on Monday. Visionary was working to get systems back up but were waiting for the weather to clear before being able to be on the roof.

Jack did the first Spring mowing of the grounds. Another may be needed prior to the next meeting.

Jason reviewed the Profit/Loss statement and the Balance sheet. Revenues received included some owner assessments, Visionary prepaid rent, and the water surcharge. Expenses were basically all standard charges and included insurance, professional fees, snow removal, utilities, and trash service. The checking/savings balance was \$26,341.63; reserves was \$25,287.41. The negative receivables balance is from the prepayment from Visionary. There are a couple of dues/assessment payments that are outstanding. Eric noted that some electrical work may need to be paid in the near future. A motion to approve the financials as presented was made by Eric Hittle, seconded by Drew Mackey, and approved by vote of Eric-Yes, Drew-Yes, Jason-Yes.

Old Business:

Jason has spoken with Kip several times; Strohecker Asphalt hopes to begin maintenance by the end of May or by mid-June.

New Business:

1) Eric reached out to Sam Gingrich regarding roof leaks. If unable to contact or schedule with Sam, Eric suggested reaching out to another service.

2) Lonnie, the new owner of Keller-Williams Realty is working on business signage. (Although he has a technical background, he is working in realty.

3) The new owner (of the former ShearTalk space) will be using the property as a spa. The square footage of this space will be split off from John Ranson's property. Jason and John have already worked on the figures to break out the HOA dues and updated the spreadsheet files. Contact details for the new owner will be forwarded to Drew.

Next Meeting:

The next meeting has been scheduled for Tuesday, June 20th at 4:00pm via Zoom. Drew will not be available for that meeting.

The meeting was adjourned at 4:24pm.

Sharon Jennings
Recording Secretary

Minutes approved June 22, 2023 as written.