

**Plaza at Aspen Village
Property Owners Association
Board Meeting Minutes
June 22, 2023**

The Board meeting, held online via Zoom conferencing, was called to order by Eric Hittle at 4:16pm. Board members present: Eric Hittle and Jason Peterson. Members present: Launie Anderson of Pagosa Valley Properties.

Public Comments: Launie Anderson noted that the IP address issue his business was experiencing seems to be fixed. He also has access to Unify now.

A motion to approve the minutes of the May 23, 2023 board meeting as written was made by Jason Peterson, seconded by Eric Hittle, and approved by a vote of Jason-Yes, Eric-Yes.

Jason emailed and reviewed the Profit/Loss statement and the Balance sheet. There is \$8,000 positive cash flow. Some items of maintenance around the facility need to be reviewed and paid for. He noted that financials are not usually posted on the PAV POA website. Eric will forward a copy to Launie and said that questions can be asked of the Board at any time. A motion to approve the financials as presented was made by Eric Hittle, seconded by Jason Peterson, and approved by vote of Eric-Yes, Jason-Yes.

Old Business:

- 1) Jason met with Kip of Strohecker Asphalt and they marked areas of the parking lot to be worked on where there were potholes and surfaces that were deteriorating around building B2 and near ABBA Eyecare. The work should begin any day. The estimate for this work is between \$16,000 - \$18,000. This maintenance is being done to keep up with issues that arise to avoid major expenditures. The top seal is not working on all the areas; on the area between ABBA Eyecare and Los Dos Charros Restaurant it does appear to be helping.
- 2) Eric said Jack Hittle did another round of mowing work on the property.
- 3) Sam Gingrich of Circle G Roofing will address some roof issues prior to winter.
- 4) Staining and wood rail repair or replacement work needs to be done. A quote for the project has not been received but it is hoped that some of that work will be done this year.

New Business:

- 1) Eric reported that an initial fix for a sewer backup in building B2 has been done. It appears there was a blockage in a low spot in the drain which was cleaned out with high pressure water. SOS Drain Cleaning did the work and an invoice for \$404.00 was submitted to Cornerstone Accounting for payment. If a major repair is needed, the cost estimate is \$10,000. Currently, the plan is to wait to see if the problem recurs before having to address a full excavation and fix. As to whether mud from the construction being done could have caused the blockage, Eric said there was no way to know what could have caused it since the pipes were cleaned prior to determining what the problem was. Because the damage was outside of the building, it falls under the responsibility of the POA rather than the property owners/tenants.
- 2) New, one-year tenants are moving into the Sears building. Signage for the back side of the building must go to the Town planning commission for approval.
- 3) Taylor from the janitorial service had to change her schedule to after-hours or weekends. Eric asked her to keep the PAV on her schedule and will provide a key for shared spaces in buildings A and B1. Launie noted that he uses the Pixie Dust Cleaning firm.

Next Meeting: The next meeting has been scheduled for Tuesday, July 18 at 4:00pm via Zoom.

The meeting was adjourned at 4:38pm.

Sharon Jennings/Recording Secretary

Minutes approved July 18, 2023 as written.