

**Plaza at Aspen Village
Property Owners Association
Board Meeting Minutes
August 15, 2023**

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

Public Comments: Launie noted that he appreciated the patching of the parking lot that had been completed so far.

A motion to approve the minutes of the July 18, 2023 board meeting as written was made by Eric Hittle, seconded by Drew Mackey, and approved by a vote of Eric-Yes, Drew-Yes, Jason-Yes.

Jason reviewed the Profit/Loss statement and Balance sheet through July 2023. Some dues, water surcharge, and rental income were received. Expenses were standard; Cash Flow was positive at \$4,000. The cost of the Parking Lot maintenance was estimated at \$14,322 with \$8,000 previously paid to the contractor, all of which is expected to be paid from regular budgeted funds to leave the reserves intact and allow for building the reserves. Approximately \$1,000 will be needed for labor and materials to cover the condenser units before winter. Eric is hopeful his sons can work on that project during their college break. A motion to accept the financial report as presented was made by Eric Hittle, seconded by Drew Mackey, and approved by votes of Eric-Yes, Drew-Yes, Jason-Yes.

Old Business:

- a) Parking Lot Maintenance-The Overlay and Line Painting needed at the end of the parking lot by ABBA Eyecare and Los Dos Charros Restaurant is expected to be done by Strohecker Asphalt over the next couple of weeks. An overlay on the entire parking lot may be needed in the next couple of years or so, which will be costly. T. Valles Asphalt Paving, an asphalt contractor from Bayfield, reached out to Eric and would like to give the PAV POA an estimate for patching and overlay. Eric will get in touch with him.
- b) Snow Plowing-John Ranson said he could do part of the snow plowing from November through February but will be gone in March. Plowing may be able to be arranged on an as-needed basis (Mitch was suggested as a possibility). John's partner, Lynn Johnson, may also be contacted to see if he is available to cover. Launie shared that both of his trucks are equipped with plows and offered to fill-in in a pinch or serve as a backup for snow removal. Options for plowing will be discussed to keep from using Reserve Funds until 2024.
- c) Drew noted that the Building A roof still needs to be checked and patched before winter using the larger diameter collar screws to help prevent leaks. Bruce Oswald, who does roofing, was suggested as a possible roofer. He is quick, reasonable, does good work and might be an option to contact if Sam Gingrich of Circle G Roofing cannot be scheduled. His contact information should be given to Eric to solicit a second opinion on roofing needs.
- d) Eric reported there is a potential to sell the Sears building to the current tenants after a lease period. The old inspection report was reviewed; there did not seem to be any major exterior fixes required though there are some holes in the soffits which may need patching. Maintenance items required and safety issues would be addressed. Eric told Yvonne Giesen he would review the report again. The POA would consider reasonable maintenance requests.

New Business:

- a) Drew asked if it would be beneficial to send a notice to tenants before winter reminding them not to leave trailers, etc. in the parking lot on a long-term basis as it makes it difficult to plow the snow. The Keller-Williams staging truck and the Los Dos Charos truck are no longer on site. Sears trucks are on site but they are paying HOA fees and want to continue parking until the building is sold. For tenants needing to leave vehicles, a suggestion was made to have them move off the parking lot at a certain time to allow for plowing. A future meeting may be necessary to discuss this further if warranted. In the interim, Eric will send an email to the tenants/owners.
- b) Drew has not heard back from Bill Hudson on transferring website hosting to Drew's account. The site is rather simple; recreating it may be an option but it does require a domain name. Eric will check on ownership of that.

Next Meeting: The next meeting has been scheduled for Tuesday, September 19th at 4:00pm via Zoom. The October meeting may need to be rescheduled as Drew will not be available.

The meeting was adjourned at 4:36pm.

Sharon Jennings/Recording Secretary

Minutes approved September 19, 2023 as written.