

**Plaza at Aspen Village Property Owners Association  
Board of Director's Meeting  
September 19, 2023**

The meeting, held via Zoom online, was called to order at 4:04pm by president, Eric Hittle. Board members present: Jason Peterson, Eric Hittle, Drew Mackey.

There were no public comments.

A motion to approve the minutes of the August 15 meeting as written was made by Eric Hittle, seconded by Jason Peterson, and approved by a vote of Eric-Yes, Jason-Yes.

**Financial Reports**

Jason reviewed the Profit and Loss statement from January through August indicating the largest expenses were for insurance, snow removal, and utilities along with normal business expenses. Total expenses: \$24,020.32; total ordinary income: \$29,908.73; total other income: \$10,144.78. Jason noted that not much maintenance had been done during the year and suggested that a list of projects be planned. Some projects may be able to be completed this year or have them scheduled for 2024. The charge for parking lot maintenance will be invoiced once that project is completed. The Balance Sheet showed the checking account at \$33,545.07 and the reserve account at \$25,296.87. He indicated that funds are available in the account for maintenance projects needed this year. The condenser project would be covered by cash and not from the reserves.

A motion to approve the reports as presented was made by Drew Mackey, seconded by Eric Hittle, and approved by a vote of Drew-Yes, Eric-Yes, Jason-Yes.

**Old Business**

**Parking Lot:** The sealing of the lot, which may be finished by mid-October, should help keep water from getting into the cracks and should help prevent potholes from forming. Eric will follow up on a quote request for next year's parking lot maintenance from another asphalt contractor who previously asked to quote on the job.

**Condenser Covers:** Drew inquired about the work needed on the condensers. Eric's sons may not be available to help before winter and asked for other options for the labor on that project. Drew said he may be able to help with the assistance of Jason Judd. Eric also had a contact, Brian Jenkins, and could check with him.

**Roof:** The contractor, Sam Gingrich of Circle G Roofing, has been texted and emailed, but Eric hasn't heard back from him yet. There is one area where water is leaking through the soffit. Drew will reach out to a contact for referrals for a roofer who may be able to take on a smaller roofing project before winter.

**New Business**

**Board Members:** Eric suggested that a solicitation for new members to serve on the Board be added to the next agendas. Eric's term is coming to an end and he should rotate off the Board. He is willing to continue but feels it would be an opportunity for others to serve and provide fresh input.

The next meeting is scheduled for Tuesday, October 24<sup>th</sup> at 4:00pm and will be via Zoom online.

The meeting was adjourned at 4:26pm.

Sharon Jennings/Recording Secretary

***Minutes approved October 24, 2023 as written.***