

**Plaza at Aspen Village Property Owners Association
Board of Director's Meeting
October 24, 2023**

The meeting, held via Zoom online, was called to order at 4:02pm by president, Eric Hittle. Board members present: Eric Hittle, Jason Peterson.

There were no public comments.

A motion to approve the minutes of the September 19 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, the Balance Sheet, and the Accounts Receivable Summary from January through September 30th. Total Income: \$33,568.18, Total Other Income: \$11,436.90; Total Expenses: \$26,721.82. Jason spoke with Kip Strohecker of Strohecker Asphalt who said sealing and striping of the parking lot at this time might not be the most effective use of funds and suggested saving those funds for next year's maintenance. Jason explained that currently the finances are at a positive situation. Checking Account Balance: \$35,366.75; Reserve Fund Balance: \$22 25,306.33. Jason said there is one owner/tenant that is behind in dues and he will continue working to get them current.

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

Old Business

Parking Lot: Jason reported that the potholes were filled. As previously reported, John Ransom is willing to handle snow removal except for March. Eric will check with Lynn Johnson first and then contact Mitch should they be needed. Eric has not yet contacted the Bayfield asphalt company for a possible quote for 2024 maintenance.

Condenser Covers: Eric will contact Brian Jenkins about shoring up the frames or rebuilding the condenser shed roof.

Roof: Eric contacted Sam Gingrich of Circle G Roofing who will come to the Plaza this week to meet with Eric and review the various problem areas and check the valleys for prospective ice dam issues.

New Business

Board Members: Eric will remind Drew to include a solicitation on the November agenda asking for new members to serve on the Board starting January 2024.

The next meeting is scheduled for Tuesday, November 14th at 4:00pm and will be via Zoom online.

The meeting was adjourned at 4:17pm.

Sharon Jennings/Recording Secretary

Minutes approved November 14, 2023 as written.