

**Plaza at Aspen Village Property Owners Association  
Board of Director's Meeting  
November 14, 2023**

The meeting, held via Zoom online, was called to order at 4:09pm by president, Eric Hittle. Board members present: Drew Mackey, Eric Hittle, Jason Peterson. Members present: John Ranson, Laurie Anderson. Eric welcomed all members attending.

Public comments: The Chamber of Commerce 'Business After Hours' event will be at the Plaza at Aspen Village on November 15<sup>th</sup> from 5:00pm-7:00pm starting at the San Juan Salt Caves for registration and a tour. There will be food at Leading Edge, hot drinks at Echo IT, a bar at Alpen Haus, and dessert at Mackay Insurance.

A motion to approve the minutes of the October 24 meeting as written was made by Jason Peterson, seconded by Drew Mackay, and approved by a vote of Jason-Yes, Drew-Yes, Eric-Yes.

**Financial Reports**

Financial reports for October and November will be reviewed at the December meeting. After Thanksgiving a special meeting or work session of board members may be needed to discuss the 2024 budget including dues and reserves.

**Old Business**

**Parking Lot:** Eric reached out to T. Valles from the asphalt company in Bayfield and is waiting for a call back. Any references for them can be given to Eric.

**Roof:** Eric met with Sam Gingrich of Circle G Roofing and found several areas of concern: leaks through ceiling tiles, pulled up screws on the east side roof near Los Dos Charros, and water coming through a soffit. They also looked at specific areas where ice dams could be an issue.

**Condensers:** John Becker was contacted and could do some work on updating the 2x4 OSB structure covering the A/C units for winter protection but this would not be a permanent fix. He is only available on Saturdays but is also interested in doing some of the smaller jobs like fixing areas of dry rot. Additional work and funding will be discussed as part of the budget, including replacing wooden railings with metal. It would be beneficial to have one or two workers to call on for these smaller maintenance jobs. Gabe Priestly of Strong Back Services was recommended by Laurie.

**Lighting:** The timer on the Parking Lot and main building lighting was changed due to the end of Daylight Standard Time. It may need to be changed again if the lights do not turn on as early as 4:30am when snowplowing work will be needed.

**Snowplowing:** The Sears trucks parked in the lot are considered part of the sale of that building so will remain. John and Laurie will work together to move snow from around/between the trucks to the field. Eric will speak to the Giesen's about moving the lift into the building to protect it from weather. The area behind the Sears warehouse needs to be cleared and the loading dock needs to be kept free of snow as it is used for food delivery. There is a white trailer that also needs to be moved or dealt with. John and Laurie can get the driveways behind Echo IT cleared. Eric plans to move the Echo IT vehicle, usually parked overnight, as needed during snow season.

**Board Members:** Prior to the December board meeting, Drew will email all PAV owners and invite them to the annual meeting where association dues and contributions to reserves will be discussed and encourage taking the opportunity to be involved on the board for 2024. Prospective candidates can be self-nominated. If no one comes forward to nominate themselves, Eric is willing to continue on the board for another year. This invitation can be sent along with the meeting Agenda if that is ready early in December.

**Website:** An invoice from Bill Hudson for the website is expected and may have been sent to the Gmail account. WordPress needs to be copied or recreated and backed up. Eric and Drew will review what is needed on the domain and website. If the renewal can be put off for another year that would be acceptable.

The next meeting will be the annual meeting and will include a budget review. The meeting is being moved up to the second Tuesday, December 12<sup>th</sup> at 4:00pm via Zoom online.

The meeting was adjourned at 4:41pm.