

**Plaza at Aspen Village Property Owners Association
Board of Director's Meeting
Tuesday, February 27, 2024**

The meeting, held via Zoom online, was called to order at 4:12pm by president, Eric Hittle. Board members present: Jason Peterson, Eric Hittle, Drew Mackey.

A motion to approve the Minutes of the January 18, 2024 meeting as written was made by Drew Mackey, seconded by Jason Peterson, and approved by a vote of Dew-Yes, Jason-Yes, Eric-Yes.

Financial Reports: Jason reviewed the reports through January 31, 2024. 1) On the Profit and Loss Statement he highlighted income from Owner Assessments and noted some expenses exceeded monthly dues received. 2) On the Balance Sheet he reported that Reserves were slowly building. A couple of property owners are past due; his office will contact them to get dues payments caught up. Parking lot maintenance requirements may come up sooner than expected, especially on the south side where an overlay may be necessary soon. A motion to approve the financials 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:

The Fire Department put up the reflective address number for Building A. Eric will order signs for the other two buildings. In addition to the building address number, several items were noted on the Fire Department inspection at the Sears building including the need for a lockbox for building keys and a current key for each unit. The lockbox for the B buildings could be placed by the Salt Caves or near the stairs or wherever the Fire Department recommends. Business license renewals trigger Fire Department inspections. In preparation, the grill outside Alpen Haus will be moved. Records on the Sears building fire suppression system were requested. The PAV POA does not have these records; Eric will check with John Ranson and he suggested that Yvonne Giesen contact the Town Planning Department for any records. Because of the excessive expense of redoing fire sprinklers, a firewall was put up between Sears and Alpen Haus years ago. It was agreed that having a firewall would not be a suitable replacement for a sprinkler system.

New Business:

Drew recommended that instead of hiring someone to get on the roof and knock off snow from the valleys, snow guards be installed and heated cables run through the roof valleys. The roof shows damage from shovels hitting the metal causing dents and cuts. Sam Gingrich of Circle G Roofing will be asked to come out early to check this. Snow guards and heated cables, approximately 100 feet per valley, should not be too expensive. The PAV POA paid about \$1,200 for snow removal labor this past year. The worst areas for snow buildup are the roof valleys and shady places like where the vertical wall does not let the sun penetrate.

The next meeting is scheduled for the third Tuesday, March 19th at 4:00pm and will be via Zoom online or Call-In.

The meeting was adjourned at 4:37pm.

Sharon Jennings/Recording Secretary

Minutes approved March 19, 2024 as written.