

Plaza at Aspen Village Property Owners Association
Board of Director's Meeting
Tuesday, March 19, 2024

The meeting, held via Zoom online, was called to order at 4:34pm by president, Eric Hittle. Board members present: Eric Hittle, Jason Peterson.

A motion to approve the Minutes of the February 27, 2024 meeting as written was made by Jason Peterson, seconded by Eric Hittle, approved by a vote of Jason-Yes, Eric-Yes.

Financial Reports: Jason reviewed the reports through February 2024. The Balance Sheet shows the Checking Balance as \$22,944.10 and the Reserve Fund as \$40,409.15. There are still a couple of owners with outstanding dues who are being contacted. The Profit and Loss Statement shows incoming Owner Assessments and the Visionary monthly income. The largest expenses continue to be for snow removal, insurance, repairs (condenser covers), and utilities. Building up the Owner Reserve Fund is necessary to prepare for future large expenditures. A motion to accept the financial reports as presented was made by Eric Hittle, seconded by Jason Peterson, and approved by a vote of Eric-Yes, Jason-Yes.

Old Business:

The current PAV POA Bylaws specify a three-member Board. Changing the Bylaws to allow a larger board and to change the vote to a 50% approval will be considered as there are more owners within the POA than in the past. Eric is trying to recruit other members to the Board especially for 2025. It is necessary that not all board members' terms expire at the same year.

Kip of Strohecker Asphalt may be contacted to get early on his schedule for pothole work in the parking lot. Eric had attempted contact with T. Valles of Asphalt Services and Construction LLC out of Bayfield but has not had a response.

Eric noted that Brian Jenkins rebuilt the roofs of the condenser units making them more robust. The board will determine if they can be kept long term, made permanent, and if they should be fixed up aesthetically. The tops need to be removable so they can be worked on when needed.

Eric will contact Sam Gingrich of Circle G Roofing to come to PAV to investigate roofing issues. Eric will ask Drew Mackey to take the lead on talking with the roofing contractor and get on his schedule so any needed work can be done prior to the onset of the upcoming winter.

It was understood that Josh should soon be removing the portable toilet used during past construction.

New Business:

Eric found out that Taylor, the prior janitor for the PAV, had resigned six weeks ago by letter which was not received by the POA board. A new janitorial service may already be working as recommended by Josh. Jason will need an invoice and W-9 from them to generate payments. Service may be needed twice a week going forward, which will affect the charges. The schedule and charges will be discussed with her.

The next meeting is scheduled for the third Tuesday, April 16th at 4:00pm and will be via Zoom online or Call-In.

The meeting was adjourned at 4:55pm.

Sharon Jennings/Recording Secretary

Minutes approved April 16, 2024 as written.