

**Plaza at Aspen Village Property Owners Association
Board of Director's Meeting
Tuesday, July 22, 2024**

The meeting was called to order at 4:06pm by president Eric Hittle. Directors present: Drew Mackey, Eric Hittle, Jason Peterson. Member present: Dan Park/Alpen Haus. Dan thanked the POA Board for the work being done on behalf of the property owners.

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

The full financial report will be reviewed at the August meeting. Jason noted that the POA has accrued approximately \$20,000 toward large scale improvements to the Roof and the Parking Lot. Needed maintenance to the parking lot is being done so that major repairs can be funded once reserve funds have been built up. He also explained that association dues are being kept as close to level as possible with more being put into reserves. The condenser units have been installed, and although they are not permanent, they are doing the job.

Old Business:

Sam Gingerich of Circle G Roofing came to the Plaza and talked with current tenants about any roof leaks experienced. Heat tape/cable and roof tabs are still being investigated. It was suggested that they do a test on Building A to see if they help with the ice dams before installing them on all buildings. He will look at the eaves and add extra screws on those panels before high winds; another panel was pulled up recently. Necessary maintenance work should be done to extend the life of the roof until funds are available. Snow guards hold the snow on the roof long enough for the heat cable to melt it. This will eliminate large piles of snow from building up. The valleys may need mats or just the heat cable. The design of the roof above the front walkway is older and with the changes in temperature, not optimal. A second layer of insulation may be beneficial and shoveling off the first foot of snow would be helpful. Help from John Ranson will not be available due to his new role with the County. A regular maintenance crew may need to be hired. In the winter, there is no one to clear snow from the back of the Sears building which could allow snow to build up and cause issues. Presently, there is not a new tenant or purchaser of the Sears building.

Jack Hittle, who had done the mowing and weeding for PAV, has moved out of town. A replacement general lawn service has not been found. Jason, Drew, and Eric have or will contact people who may take on the job.

Most Fire Department inspections have been completed in Building B2. It was suggested that all fire extinguishers be checked and certified by Joaquin Tucson of Peak Performance Fire & Safety before inspections are done. Dan will check with Josh about the status of inspections at Aspen Haus.

New Business:

The timer of the lights in the parking lot has been difficult to regulate; the lights seem to be on continually. A new board is on order and it may require an electrician to do the installation.

The next board meeting will be on the third Tuesday, August 20th at 4:00pm via Zoom online.

The meeting was adjourned at 4:37pm.

Sharon Jennings/Recording Secretary

Minutes approved August 20, 2024 as written.