

**Plaza at Aspen Village Property Owners Association
Board of Director's Meeting
Tuesday, August 20, 2024**

The meeting was called to order at 4:03pm by vice-president Drew Mackey. Directors present: Drew Mackey, Jason Peterson.

A motion to approve the minutes of the July 22, 2024 Board meeting as written was made by Jason Peterson, seconded by Drew Mackey, and approved by a vote of Jason-Yes, Drew-Yes.

The financial reports dated July 31st were reviewed by Jason. Dues, Rental Income, and Water Surcharge Income totaled \$21,572. Other income as Contributions to Reserves was \$11,402. Primary expenses were Insurance, Janitorial Services, Utilities, and Repairs. Net Ordinary Income is a negative 521.97, which is good and reflects dues versus expenses; the goal is to keep this even. The Balance Sheet indicates \$74,000 in Checking and Savings; PAV is building some reserves. He noted that dues accounts receivable is in good shape; most are current or will be. Some slight overpayments have occurred. A motion to approve the financial reports as presented was made by Drew Mackey, seconded by Jason Peterson, and approved by a vote of Drew-Yes, Jason-Yes.

Old Business:

Jason will contact Kip of Strohecker Asphalt again to schedule work on the potholes which should be filled prior to any snow.

Drew will check with Eric Hittle about contacting Sam Gingerich of Circle G Roofing to schedule work on the snow guards and heat cable before winter comes.

New Business:

Drew pulled the covers off his condensers after being told by A/C workers not to cover them while they are being operated because they will burn up. He is concerned that his A/C feeds not only his unit, but the hallway and Alpen Haus. There is confusion as to who has responsibility for the condensers, the POA or the Owners/Tenants. A question was asked as to whether the vents can be blocked so Drew is only paying for A/C to his unit. Jason will check his area for the same issue. This will need to be included on the next agenda and discussed by the Board. The snow cover over his condenser is still in place.

The next board meeting will be on the third Tuesday, September 17th at 4:00pm via Zoom online.

The meeting was adjourned at 4:16pm.

Sharon Jennings/Recording Secretary

Minutes approved September 17, 2024 as written.