

**Plaza at Aspen Village Property Owners Association  
Board of Director's Meeting  
Tuesday, September 17, 2024**

The meeting was called to order at 4:10pm by president Eric Hittle. Directors present: Drew Mackey, Jason Peterson, Eric Hittle. Members present: Launie Anderson.

Launie stated that he would contact John Ranson about snow removal. John's equipment may be available for use to move the snow into the field lot after Launie plows the parking areas.

Launie is the PAV's representative to the Master Association and he will serve as its treasurer. The group had a good organizational meeting where officers were elected and history discussed. A plan will be put together for the Town's planning committee. Launie is working on a budget and expects to receive a draft budget from Dan.

A motion to approve the minutes of the August 20, 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.

Review and approval of the combined financial reports for August and September will be tabled until the October meeting.

Old Business:

Eric will contact Sam Gingerich of Circle G Roofing. If a roof repair plan may not happen prior to the first snow. Drew will order snow guards (stops) from Amazon so they are on-hand should Circle G be able to schedule the work. The price is estimated at \$35 for a quantity of 50. Drew noted that the electrical outlet underneath the awning was not working and the breaker for it could not be located. This must be fixed prior to having heat cables installed.

Eric said the issue of snow at the back of the Sears building may become an issue. This area must be mitigated and cleared of snow and/or ice though there is currently no tenant in that building. Individual tenants of the PAV clear the sidewalks in front of their businesses; it is not done by the POA.

Jason will contact Kip of Strohecker Asphalt and get a commitment for them to do parking lot repair work in the spring. The area in front of Aspen Haus is not as bad as it has been at this time of year. A suggestion was made to consider having a separate company or person to handle the parking lot striping.

Eric reported on the ongoing issue of the PAV dumpster (not the one for the restaurant) which now has a broken hinge and the lock does not appear to be locking. The dumpster may again be being used by the public. Crows are picking out and spreading trash when the lid is not completely shut. The owner of the dumpster may be changing locks across all facilities.

Addie Hittle pulled weeds around the property. Weeds are growing through the rocks so they may need to be removed, a weed barrier laid, and rocks replaced. Eric found that Bruno Peterson currently has a full client list but may be able to visit PAV and see if he can plan for mowing and trimming.

Eric will contact Brian after September to see if he can do the immediate repair of the handrails using welded square tubing. Eventually all the unstable railings need to be replaced and will be matching.

The next board meeting will be on third Tuesday, October 15<sup>th</sup> at 4:00pm via Zoom online.

The meeting was adjourned at 4:37pm.

Sharon Jennings/Recording Secretary

Minutes approved November 19, 2024 as written.