

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

The meeting was called to order at 4:14pm by president Eric Hittle. Directors present: Jason Peterson, Eric , Drew Mackey.

A motion to approve the minutes of the September 17, 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.

Jason reviewed the Profit & Loss statement highlighting income from Assessments and Surcharges along with the Contribution to Reserves. The Balance Sheet showed the Checking Account balance at \$40,718.72 and the Reserve Fund balance at \$40,449.71. Some funds may need to be moved from Checking to Reserves. The A/R Aging showed that most tenants' dues are paid. A motion to approve the financial reports as presented was made by Eric Hittle, seconded by Drew Mackey, and approved by a vote of Eric-Yes, Drew-Yes, Jason-Yes.

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.

New Business:

Eric requested a quote for lawn maintenance and landscaping. Substantial effort and costs are expected for taking care of the main field area which is rough and not easily mowed. Other bids may be requested. Standard expenses for weeding, mowing, and blowing, needed only about every two weeks, will be much less. Discussion will be forthcoming.

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

The meeting was adjourned at 4:57pm.

Sharon Jennings/Recording Secretary

Minutes approved December 17, 2024 as written.