

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

The meeting was called to order at 4:03pm by president Eric Hittle. Directors present: Eric Hittle, Jason Peterson, Drew Mackey. Members present: Dan Park, Launie Anderson.

A motion to approve the minutes of the November 19, 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. Upon inquiry, Drew noted that approved minutes are added to the website monthly.

Jason shared the financials through November and reviewed the Profit & Loss statement showing primary income from Dues/Assessments, Visionary Rental Income, and the PAWS Water Surcharge. He explained that the Plaza at Aspen Village is a Commercial POA and expected to keep income and expenses as even as possible to avoid tax liability. As of the end of November the PAV had residual income of \$599.73. The Balance Sheet showed the Operating Fund and Reserve Fund totaled \$81,019.31. Some funds may be moved from Checking to Reserves with approximately six months to remain in the checking/operating account. Dues are up-to-date with some overpayments noted.

Budget figures from 2023 and 2024 were displayed along with proposed figures for 2025. Landscaping expenses were increased to \$5,000 to cover necessary clean-up and trimming of shrubs, trees, and overgrown areas. Snow Removal was listed at \$9,000 year spread over the expected six snowy months. Building Maintenance was set at \$5,000. Utilities were expected to remain consistent though Insurance costs were expected to increase. Total Expenses of \$50,520 were indicated. Dues/Assessments will be increased to \$45,360 which is based on individual owners' square footage. The average increase is 20%. There was discussion about the reasons for incremental increases in some areas. Eric noted that there may be a credit for Parking Lot maintenance due to uncompleted projects. It was felt necessary to get Landscaping/Xeriscaping projects started to lower the annual maintenance costs. Launie expected an estimate of \$1,200 to start work behind the restaurant and near his office. Some planter boxes may be included. A quote for the cost of mowing near the Sears and Alpen Haus building will have to be obtained. To get started on Xeriscaping, the proposed budget amount of \$5,000 for Landscaping will remain. As more xeriscaping is completed, less mowing will be needed. This will improve curb appeal and reduce future maintenance overall. Parking Lot and Roofing projects will be the largest expenses in the future when both must be replaced.

A motion to accept the financial reports as presented and to accept the recommended budget allocations for 2025 was made by Eric Hittle, seconded by Jason Peterson, and approved by a vote of Eric-Yes, Jason-Yes, Drew-Yes. The budget and dues assessments will be sent out to all owners.

**Old Business:**

Eric reported that Sam Gingerich of Circle G Roofing has been at the Plaza several times and hopes to get the snow guards in before snow sets in.

A verbal commitment was received from Brian to get the damaged railings replaced. It was suggested that the lower sections of both buildings be replaced now. A quote may be needed to continue with the diagonal sections.

Drew will check to see if the Building A Condenser covers were put back on.

The Building A light timers were received but have not been installed. These electronic timers will fix the problem of the mechanical timers that wore out.

Los Dos Charros Restaurant added a storage unit but there are still some items being stored outside. Eric will follow up with them about moving those items to offsite storage or screening the area to keep stored items from being visible.

**New Business:**

As he is due to rotate off the Board, Eric Hittle submitted his verbal resignation effective December 31, 2024.

The Plaza at Aspen Village POA Board of Directors consists of three members per the current Bylaws and this number seems to be appropriate. Board members usually serve a three-year term. Offices held will be determined by the 2025 Board of Directors once elected. Jason Peterson will remain as Treasurer through Cornerstone Accounting for another year. Drew Mackey will remain on the Board to complete his third year. Launie Anderson was nominated as the newest and third member of the PAV POA Board beginning January 1, 2025. A motion to elect Drew Mackey, Jason Peterson, and Launie Anderson as the Board of Directors for the Plaza at Aspen Village Property Owners Association beginning January 1, 2025 was made by Eric Hittle, seconded by Drew Mackey, and approved by a vote of Eric-Yes, Drew-Yes, Jason-Yes. In the future, there will be other owners who would potentially step up to serve on the Board.

The next board meeting will be on the third Tuesday, January 21, 2025 at 4:00pm via Zoom online.

The meeting was adjourned at 5:01pm.