

**Plaza at Aspen Village Property Owners Association
Board of Director's Meeting
Tuesday, January 21, 2025**

An executive session was opened at 4:05pm for the purpose of selecting Board officers for the 2025 year. Launie Anderson was nominated and accepted the office of President, Drew Mackey accepted the office of Vice President/Secretary, Jason Peterson accepted the office of Treasurer. The executive session was closed at 4:10pm. The board meeting was called to order by incoming board president Launie Anderson at 4:10pm. Directors present: Launie Anderson, Jason Peterson, Drew Mackey. Members present: Eric Hittle.

Public Comment items:

- 1) Eric updated the board on an internet performance issue affecting Building B2 causing some power outages. Visionary traced the underground enclosures and found old fiber; one box was filled with mud and one frozen. They installed a temporary wireless system to bypass the fiber lines to ensure service. Fiber maintenance is the responsibility of and proprietary to Skywerx.
- 2) Launie reported that he is selling his Real Estate and Property Management businesses but maintaining The Aspen Plaza ProSuites LLC offices. He will work with Jason to ensure invoicing is going to the proper business.
- 3) Launie thanked Eric Hittle for his years of service and leadership to the PAV POA board specifically saying he appreciated Eric's technical knowledge and his coordination with vendors.

A motion to approve the minutes of the December 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, Launie-Yes. Drew noted that approved minutes are added to the website within a week of approval.

Jason emailed financials for the full 2024-year and gave a recap. The Profit and Loss statement showed a small loss of \$1,200. \$19,500 was added to the Reserve Fund. The balance of the Operating and Reserve funds was \$83,635. Jason reported that notices of the dues increase effective January 1, 2025 were sent to all owners of the Plaza and that he had not received comments from any of the owners/tenants. A motion to approve the financial reports was made by Drew Mackey, seconded by Launie Anderson, approved by a vote of Drew-Yes, Launie-Yes, Jason-Yes.

Old Business:

Maintenance:

- 1) Eric reported that Brian finished replacing the damaged metal railings on both sides. One section of stair railing on building B1 is missing, will be added, and will be included on a future invoice. The rest of the wooden railings should still be replaced.
- 2) Eric thought the wooden condenser covers currently in place may survive this winter having OSB added, though a more permanent solution is needed. He has an employee, Mason, who previously was a welder and may be interested in doing the work. The Board will work on a design and get estimates using rusted tin and tubing with a concrete base and a hinged top or side to ensure necessary air flow; an estimated cost of \$2,000 was brought up using the general maintenance budget. An old quote from Archuleta County Ironworks is on hand; Mason will be asked for a quote as well. It was suggested work be planned for the Spring with a determination to do all buildings at once or one building a year.
- 3) Drew received 80-100 Snow Guards for the roof though it may be too cold to have them installed now so may have to wait until Spring. This is enough for the main trouble spots of the roof though they will not cover all roof areas. The new stock should be tried out to determine if they are successful.

New Business:

Launie informed the board that he is serving as the Treasurer for the Aspen Village Master HOA, which includes the Plaza at Aspen Village POA. Information on the financial responsibility of each of the members of the Master HOA is not currently available. Dues will be determined and all members notified. It was noted that the PAV 2025 Budget did not include an expense for these new dues. Launie is also working on an agreement with the Town of Pagosa (Mr. Dickhoff) and more information will follow.

The next board meeting will be on the third Tuesday, February 18th, 2025 at 4:00pm via Zoom online.
The meeting was adjourned at 4:48pm.