

**Plaza at Aspen Village Property Owners Association  
Board of Director's Meeting  
Tuesday, February 25, 2025**

The board meeting was called to order by board president Launie Anderson at 4:00pm. Directors present: Launie Anderson, Jason Peterson.

A motion to approve the minutes of the January 21, 2025 Board meeting as written was made by Jason Peterson, seconded by Launie Anderson, and approved by a vote of Jason-Yes, Launie-Yes.

Jason emailed financials to the Board and reviewed them for the meeting. The Profit and Loss statement showed primary income included dues, water surcharge, and Visionary's prepayment; expenses of \$4,636.51 included janitorial, utilities, snow removal, and insurance. Janitorial services cover the common restrooms in both buildings. The Balance Sheet was \$86,206. The goal is to build the Reserve Fund; this is held in a separate account. The negative Receivables was due to the Visionary prepayment. Signers on the accounts need to be updated to remove Eric Hittle and to add Launie Anderson to the approved list along with Jason Peterson. Launie or Jason will contact Eric to retrieve the PAV debit card. A current card should be kept in Jason's office for making necessary urgent purchases. An invoice for approximately \$400 for required sheetrock work at the Sears building was submitted to Cornerstone Accounting and paid. This was necessary because of water damage in the main large room. There are water marks on the beams which may need to be addressed by the POA and some mismatched paint on the ceiling which is unclear if this is a POA issue. Because the building has a contract, the Realtor must be contacted for access to the building. Launie noted that there has not been a request from the Realtor for the POA's CC&Rs.

A motion to approve the financial reports was made by Launie Anderson, seconded by Jason Peterson, approved by a vote of Launie-Yes, Jason-Yes.

Old Business:

Maintenance:

- 1) The handrails for Buildings B1 and B2 have been finished at double the expected cost. Eric Hittle had called the contractor who will send an itemized cost list.
- 2) Dumping of household trash in the PAV dumpster continues to be an issue; this leaves no room for tenant garbage. Launie will purchase another lock and assign a new code which will be provided only to tenants. A memo will go out to all owners/tenants reiterating that the dumpster is for PAV trash only and that the code is not to be shared. The current dumpster cost is about \$534 per month. Launie will contact Elite Disposal about replacing the current broken plastic lid and obtain pricing on a larger dumpster should that be deemed necessary. There are currently two dumpsters; one for use by the PAV and one rented by Los Dos Charros Restaurant for grease.
- 3) Launie will work with Eric on the backup Fiber issue. Expected maintenance will not begin until Spring but it is necessary to keep the issue on the list of necessary maintenance functions so it is not overlooked. Maintenance will be at Visionary's expense. If the fiber fails, buildings will be without service again. A Starlink backup may be an option and Launie will check into a link for the whole POA. Eric has Starlink presently; in an emergency his WiFi may be available for a brief time. The Board will investigate various solutions. Building A has internal equipment and may be covered if that building has a failure providing the router can be repositioned to cover it.

The next board meeting will be on the third Tuesday, March 18<sup>th</sup>, 2025, at 4:00pm via Zoom online. The meeting was adjourned at 4:43pm.

Sharon Jennings/Recording Secretary

Minutes approved March 25, 2025 as written.