

**Plaza at Aspen Village Property Owners Association
Board of Director's Meeting
Tuesday, June 17, 2025**

The board meeting was called to order by president Launie Anderson at 4:03pm. Directors present: Launie Anderson, Jason Peterson.

Launie will contact Drew Mackey about updating the board contacts and adding approved minutes to the aspenvillageplaza.com website.

Launie shared Eric Hittle's email with updates on PAV projects. 1) Internet connection repairs for B1 and B2 are scheduled for Monday, June 23rd. The PAV email list can be used to notify all tenants that service will be interrupted until 8:00am or so. 2) A quote for a permanent structure over the condenser units at the back of Building B1 was received for \$2,200 covering welded metal framing. This cost was not in the budget but it is a necessary project; one should be built to determine if they should move forward with a second one. The height of the structure needs to be reviewed to ensure it covers the condensers. Launie will contact Mason Blackmore about installation. 3) Vents in Building B1 failed the fire department's inspection; they will be cleaned by Chase Anderson who also cleaned the vents accessed through ABBA Eyecare. The F.D. will be notified when cleaning is complete so they can finish their inspection. 4) The hot water heater is working. Cass Electric was paid for the hook-up of the hot water heater and installation of the lighting timer.

A motion to approve the minutes of the May 6, 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 reviewed the year-to-date financials through the end of May. The Profit & Loss Statement shows Total Income at \$20,770.90 and Total Expenses at \$26,786.95, indicating a loss of \$6,016 which should even out over summer as there will be no additional snow removal expense and utilities are expected to decrease. The Balance Sheet shows \$20,001.62 in the Checking account and \$60,003.09 in the Reserve accounts. A/R Aging is current. Cornerstone Accounting is looking at adding the capability for owners to pay using ACH. When dues invoices are sent out, a link would be provided. Jason plans to test the process in July with two PAV businesses and then roll it out to everyone. A motion to approve the financial reports was made by Launie Anderson, seconded by Jason Peterson, and approved by a vote of Launie-Yes, Jason-Yes.

Prior to receiving any feedback from landscapers, Launie and his son along with Eric Hittle and his sons mowed the property. Launie shared the two quotes received for landscaping; both are businesses he has worked with on other projects and both do great work. The quote from Aspen Glow/Eric Wade also includes bi-weekly spraying for weeds, trash pick-up, pulling weeds. The quote from A Cut Below Lawn Care/Chris Edwards shows that weed mitigation will be charged separately as needed. A motion to select Aspen Glow for their services was made by Launie Anderson, seconded by Jason Peterson, and approved by a vote of Launie-Yes, Jason-Yes. Launie will contact them to get on their schedule as lawn care is needed again. This is the company that previously quoted xeriscaping behind the restaurant. That quote is still valid. Eric Wade will be asked to start that project of grading, laying weed barrier fabric, bringing in gravel. He may be asked to add a couple of bushes later that do not require regular watering. At this point, he will not be asked to do maintenance on the sprinkler system. He may be asked to add seed and fertilize later. Launie has a weed & feed product he uses but it does require occasional watering. Jason noted that \$5,000 was budgeted for landscaping.

Several bids were received for staining the buildings. One bid was received from the Hittle brothers, for power washing, sanding, restaining of pillars, beams, fascia, and railings including materials. Staining soffits could be added if needed. A recommendation was made to split the project into phases. Launie will check with them about doing the stairs on both buildings and staining of one building this year. This work is necessary for building preservation. Although the repair budget has been spent, costs would come out of the operating/checking account.

The Plaza's portion of dues assessments for the Aspen Village Master Association was \$1,532.80 for the year. It was agreed previously that PAV would pay upfront in one lump sum. Several members of the Master Association committed to pay dues in advance this year to allow the Master Association funds to begin property landscaping maintenance. Future invoices will be sent to Cornerstone Accounting at Building B1, Unit 3. Launie will email Jason a copy of the invoice.

The next board meeting will be Tuesday, July 15, 2025 at 4:00pm via Zoom online.
The meeting was adjourned at 4:42pm.