

**ASPEN SHADOWS HOA
BOARD OF DIRECTORS MEETING
March 12, 2024**

I. CALL TO ORDER

The meeting was called to order at 4:06 pm via zoom.
Board members in attendance include:

Jay Long - Unit C7
Allison Seymour - Unit A2
Devin Dillon – Unit D8
John Craig – Unit D6
Michael Uyvari –Unit C3
Ursula Hagstrand – Unit A5

Representing Summit Resort Group (SRG) was Armani Zangari.

II. OWNERS FORUM

Notice of the meeting and meeting agenda were posted on the website. Aside from Board members, Owner Michael Uyvari unit C3, John Craig Unit D6, Ursula Hagstrand Unit A6.

III. MANAGING AGENT’S REPORT

Armani Zangari presented the following manager's report.

Minutes were approved from the BOD meeting on January 17th 2024 Devin 1st Allison 2nd

- SRG conducted dump run for 2 sofas left outside of the dumpster enclosures.
- Owners were reminded that all trash must be placed inside the dumpsters.
- Light bulb, pet waste bags, and trash pickups are routinely checked.

Administrative Management:

- Parking passes are in the office and available for pick up for \$50 via cash/check.
- January meeting minutes are posted to the website.
- January financials are posted to the website.

IV. FINANCIAL REVIEW

January 2024 close financials report

Balance sheet	
Operating.....	\$63,028
Reserves Alpine.....	\$46,492

P & L vs budget reports \$54,267 of actual expenditures vs \$57,946 of budgeted expenditures resulting in a year-to-date operating surplus of \$3,679 (6.35% under budget). At year end, we can move any operating surplus to the reserve account.

Accounts Payable

- \$904

Accounts Receivable

- \$8,650

CIT Loan

- \$113,585

V. OLD BUSINESS

The Following Old Business items were discussed.

- A. Parking passes
- B. Capital Reserve plan; The Capital Reserve plan was discussed. The Board will send SRG the previously prepared plan. SRG will work to update and send to the Board for review.

VI. NEW BUSINESS

The following New Business items were discussed.

- A. Projects; The following projects will be pursued for 2024:

-Siding Repairs and Painting; SRG is in contact with Blue Spruce construction to reassess and get a price for phase 2 of the siding project. SRG will obtain pricing from Leo's Roofing as well.

-8013 Insulation; The insulation will be investigated at 8013 to determine if work has been completed (who did the work) and if additional work is necessary. The board would like to meet on site to their eyes on this project as soon as the snow melts and we have access. The board is planning to meet onsite before the next meeting.

-Asphalt; Asphalt parking lot repairs are desired to be pursued in 2024. Potential items include crack sealing, seal coat, patching and addressing drainage issues as well as considering a "redesign" to allow for additional parking spaces. The board agreed that the siding project takes precedent.

-Chimney Inspections; The board would like chimney inspections completed every 2 years. Jay notes that he has a list of which units still have wood burning stoves, which he will send SRGs way for reference. SRG will contact Consider it Done to conduct chimney inspections for these units.

- D. 2024 Annual Owner Meeting; SRG will poll the Board via email to set the 2024 Annual Owner Meeting date.

VII. SET NEXT MEETING DATE

The next Board of Directors meeting will be held Wednesday May 8th at 4pm via zoom.

VIII. ADJOURNMENT

Approved: _____ Date: _____

