

# Aspen Condominium Association

## Board of Director Meeting Minutes

**May 8<sup>th</sup>, 2025**

The Board Meeting was opened by Jacob Dewey of TAVA Real Estate and Property Management at 5:00 pm MT. This meeting was held via Google Meets.

Jacob Dewey asked for a roll call of membership present:

Ian Durgan

Michael Roberts

Maddison Sheppard

### Proof of Notice for Meeting

- Jacob Dewey stated that the notice and agenda for the meeting was sent out on May 1<sup>st</sup> 2025. The meeting was properly noticed.

### Financial Report

- The association is in good financial standing.
- Operating Account: \$5,000
  - Overall, the association is running in the black on a YTD. Q1 reported a net income of \$1,800 dollars.
- Reserve Account: \$11,241
  - We have had 2 people pay in full for their painting assessment.

### Managers' Report

- Overall, the association is looking good. There are a handful of abandoned bikes dumped on the west side of the buildings.
- Ill be on sight sweeping up all the gravel and sand from the winter this week
- Penguin pest control- The management company has not gotten any more complaints about pests in the A building.

### New Business

- Ice and Dripping Issue
  - Big issue in the wintertime and almost impossible to keep up with.
  - Talked with 3 companies about mitigation, all said it was a really tricky situation without having French drains as we are just going to move the problem to the parking lot.
  - All companies suggested going metal gutters and running heat tape in the gutters to pipe water away from the building. They all also wanted to put up

snow fences on the roof to hold the snow from shedding, forcing it to drip into the gutters.

- Cost for this is anywhere between 10,000- and 30,000-dollars excluding implementing of French drains.
- Over the winter we saw some water intrusion into Ian's unit from the Aspen West side. The conclusion was that water was seeping into the foundation. Ian had a gentleman come out and he suggested that we build a concrete curb at a 45° angle away from the building to help seal it up. Another building forensic guy told the management company we could get away with sealing the brick, but will not look super pretty.

**Meeting Adjourned at 2:45pm MT.**

## **Roof**

Leaks

Chimney

- Sale of the Unit
  - Discuss around when to sell.
    - Marty and Brian will talk to Carlos about the deed restriction.
  - Discuss timeline and how to secure hard money for the projects.
    - Wait till Marty and Brian talk to the town.
- Roof
  - The board wants to wait one more year to put a new roof on the building. Looking at summer of 2025 at the earliest. This decision is as of now (12/19/2023). The board wants to see how the roof will react in the spring.
- Punch list of other items with an unclear resolution
  - Marty will revise the newsletter and send it to the membership.
- Cleaning of Common Areas
  - We will gather a couple of quotes and vote on who to hire.
- Open Forum

## **Adjournment of Meeting**

- Marty made a motion to adjourn the meeting.
- Second by Brian Gilette

## **Unanimously Approved**

Meeting closed at 3:30 PM MST