

MINUTES

ASPEN VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

Tuesday, October 14, 2025
6:30pm

Aspen Village Clubhouse
31 Aspen Village Rd., Aspen, CO 81611

Join Zoom Meeting

<https://zoom.us/j/93668260600?pwd=zepqFudf4vG9Gf8P0yrne6I9bZpAvX.1>

Meeting ID: 936 6826 0600

Passcode: 543171

Dial by your location: +1 719 359 4580 US

Board Members:

Kate Spencer | James Anderson | Michael Masciocchi | Dan Fellin | Tyler Schube

Directors Present:	Kate Spencer Michael Masciocchi Dan Fellin	President Treasurer Secretary
Directors Absent:	James Anderson Tyler Schube	Vice President Director
Property Manager Present:	Megan Rodman	Property Manager
Owners Present:	Ellen Anderson John Carlin Suzanne Roth Karla Henrichson	Lot 45 Lot 2 Lot 28 Lot 72

1. CALL TO ORDER

The Board of Directors meeting was called to order by Director Kate Spencer at 6:33PM MST.

2. APPROVAL OF SEPTEMBER 9, 2025 BOARD MEETING MINUTES

The Board reviewed and considered for approval the September 9, 2025 draft meeting minutes.

Director Kate Spencer moved and Director Dan Fellin seconded to approve the September 9, 2025 minutes as presented. No homeowner comments. Motion Passed.

3. HOMEOWNER COMMENTS

The Board will open up discussion for items not on the Agenda, brought forth by present homeowners. Homeowners will have a three (3) minute maximum per item.

- Ellen Anderson (Lot 45) spoke during owner comments. She noted a November ballot measure regarding airport funding and expressed concern that increased air traffic could harm local air quality. Ellen stated that the County is unwilling to conduct an air-quality study and urged owners to vote no on the measure.
- Suzanne Roth (Lot 28) thanked Management for posting the storage lot exception notice on the website. She reported that Lot 19 continues to park on the front lawn in violation of the rules and asked that enforcement proceed. She wants to make sure the Board is enforcing rules fairly across the board.

4. BOARD COMMENTS

The Board will open up discussion for items not on the Agenda.

- Director Dan Fellin reported an owner complaint—relayed via Larissa LaLonde, who was not present at the meeting —about interior work allegedly occurring without approval and why it wasn't being enforced. Management clarified that the Association regulates exterior construction only; interior work is not subject to ACC approval. The Metro District oversees water/sewer impacts for new builds only, not interior remodels. Larissa LaLonde expressed to Director Dan Fellin, her interest in collaborating with the Board on updated ACC Guidelines once the Declaration is adopted.
- Director Kate Spencer went to the APCHA meeting this morning which discussed the difficulty of enforcement in homeowners associations.
- Director Kate Spencer wanted to thank owners Kim Balligeron and Betsy Sima for picking up trash in front of Aspen Village near the gas station.

5. HOA FINANCIAL REPORTS

The Board reviewed and considered for approval the July, August and September 2025 financial reports.

Director Michael Masciocchi reviewed the financials and commented that everything looked great.

Director Michael Masciocchi moved and Director Dan Fellin seconded to approve the July, August and September 2025 financial reports. No homeowner comments. Motion Passed.

6. 2026 PRELIMINARY BUDGET DISCUSSION

The Board of Directors reviewed the second draft of the 2026 Budget. As currently drafted, the budget projects a surplus of \$3,680.00. The Board's goal is to continue building reserves sufficient to cover approximately one year of operating expenses.

The Board agreed to keep the budget as currently drafted, with another annual assessment of \$400 in 2026 split across two payments, same as this year, and present the final version for approval in November.

7. GOVERNING DOCUMENTS PROJECT

The Board discussed next steps and received an update on the governing documents project. Management was directed to send a clean draft of the Amended and Restated Declaration to APCA and Pitkin County for review. Management informed the Board that both APCA and Pitkin County had no issues with the presented draft of the Amended and Restated Declaration.

Absent changed from APCA and Pitkin County, legal counsel will prepare a clean Amended and Restated Declaration, an Owner Consent Form, and a cover letter to owners for Board review at the November 11, 2025 meeting. After the Board approves the letter and sets a return deadline, Management will mail the consent package—which will include the cover letter, the Amended and Restated Declaration, and the Owner Consent Form—to all owners and may distribute it electronically at the same time.

Owners will have up to 60 days to return executed Consent Forms, and the recommendation for this community is to use the full 60-day window. Consent forms received after the deadline will not count toward approval of the Amended and Restated Declaration.

8. 2025 DIRECTOR ELECTION

The Board of Directors discussed the upcoming Board Director Election. Management will put together a call for nominations for the open seats on the Board and send it via email to all owners.

Owners will be given a deadline to submit their name for the election, and following that deadline, ballots will be mailed to all owners. Owners will have the option to return the ballots either in-person at the annual meeting, via email, or drop off at the clubhouse. Election results will be announced at the Annual Meeting of the Members.

9. PLAYGROUND FUNDRAISER

The Board discussed the playground fundraiser spearheaded by Mon Schube to support a new Aspen Village playground. While the Board is supportive in principle, any playground replacement is a capital improvement and must be managed through the Metro District's capital budgeting process. A potential cost-saving option is securing used equipment from Aspen Country Day School, which is upgrading its playground.

The Metro District has not yet held its budget meeting, so it is still undetermined whether funds will be allocated for a 2026 playground project.

10. HALLOWEEN CONTEST

The Board of Directors discussed hosting a Halloween Decorating Contest for Aspen Village.

A \$100 prize will be awarded to the best-decorated house, as voted on by the community. Each lot will receive one vote, and the winner will be announced on at the November Board meeting.

11. EXECUTIVE SESSION

Director Dan Fellin moved and Director Kate Spencer seconded to end the open session of the Board meeting at 7:39PM and to move into Executive Session. No homeowner comments. Motion Passed.

Director Dan Fellin moved and Director Kate Spencer seconded to end executive session and move back into open session at 8:00PM. Motion Passed.

12. ADJOURNMENT

Director Dan Fellin moved and Director Michael Masciocchi seconded to adjourn the Board meeting at 8:01PM. Motion Passed.

The next Aspen Village Board Meeting will be on November 11, 2025 in person at the Aspen Village Clubhouse.

Annual Meeting of the Members

- December 10, 2025 – in-person meeting @ Aspen Village Clubhouse