

AGENDA

ASPEN VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

**Tuesday, March 10, 2026
6:30pm**

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

Join Zoom Meeting

<https://zoom.us/j/94317368792?pwd=UwyngnvX4y6qku2ez0HDY8M0Db1y37.1>

Meeting ID: 943 1736 8792

Passcode: 517911

Board Members:

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

1. CALL TO ORDER

The Board of Directors will call the Board Meeting to order and determine a quorum.

2. WATSON DIVIDE RANCH PROPOSAL PRESENTATION

The Board of Directors will receive a presentation regarding the Watson Divide Ranch property located at 1000 Watson Divide Road.

The proposal involves the construction of a Ranch Manager Headquarters within an existing, previously approved agricultural development envelope on the 244-acre parcel. The project would include a ranch manager residence and supporting agricultural facilities such as barns, riding/training areas, and equipment storage.

The property is subject to the Wheeler Conservation Easement, which restricts subdivision and non-agricultural development. No connections to Aspen Village utilities or roads are proposed, and the facilities are intended for agricultural use only.

This item is for informational purposes only. Owners are welcome to attend the meeting to learn more about the proposal.

3. ASPEN FIRE DISTRICT – WILDFIRE DIVISION OPERATIONS UPDATE

The Board will receive an update regarding the Aspen Fire District's use of the Aspen Village Fire Station as the Wildfire Division headquarters for the upcoming summer season.

This will result in increased activity at the station, including additional vehicles, a large trailer housing wildfire drones for rapid deployment, and potentially temporary facilities such as portable restrooms. The Fire District has indicated they plan to perform some cleanup around the building as part of their use of the site.

The Fire District has also noted that there is a long-term (approximately five-year) plan to redevelop the area to improve its effectiveness for firefighting operations.

4. APPROVAL OF JANUARY 13, 2026 BOARD MEETING MINUTES

The Board will review and consider approving the January 13, 2026 draft meeting minutes.

5. 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.

6. BOARD COMMENTS

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

7. HOA FINANCIAL REPORTS

The Board of Directors will review and consider for approval the January and February 2026 Financial Reports.

8. GOVERNING DOCUMENTS PROJECT UPDATE

The Board of Directors will share an update on the governing documents project and discuss the owner consent form to be sent.

9. ANNUAL TRASH DAY & LANDFILL UPDATE

The Board of Directors will begin planning for this years annual trash day.

In addition the Board will receive a landfill update from Director Kate Spencer.

10. SUMMER BBQ

The Board of Directors will begin planning for this years annual summer BBQ.

11. TEMPORARY PARKING DISCUSSION

The Board of Directors will discuss if they are to grant another temporary parking/storage exemption on lots following the email from Romero Group from March to September.

12. EXECUTIVE SESSION

The Board of Directors will end the open session of the Board Meeting and move into Executive Session.

13. ADJOURNMENT

The next Board of Directors meeting will be on May 12, 2026.

* Please Note: All topics listed on the Agenda are subject to change. *