

MINUTES

ASPEN VILLAGE HOMEOWNERS ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE MEETING

Tuesday, October 14, 2025
6:00pm

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

Join Zoom Meeting

<https://zoom.us/j/93668260600?pwd=zepqFudf4vG9Gf8P0yrne6l9bZpAvX.1>

Meeting ID: 936 6826 0600

Passcode: 543171

Dial by your location: +1 719 359 4580 US

Committee Members:

Dan Fellin | Tyler Schube | Suzanne Roth | Mike Hahn | Karla Henrichon

ACC Members Present:	Dan Fellin Karla Henrichon Suzanne Roth	ACC Member ACC Member ACC Member
ACC Members Absent:	Mike Hahn Tyler Schube	ACC Member ACC Member
Property Manager Present:	Megan Rodman	Property Manager
Owners Present:	Kim RJ Ellen Anderson	Lot 121 Lot 121 Lot 45

1. CALL TO ORDER

ACC Member Dan Fellin called the meeting to order at 6:05 PM MST.

2. REVIEW AND APPROVE SEPTEMBER 9, 2025 ACC MEETING MINUTES

The members of the ACC reviewed and considered for approval the September 9, 2025 draft meeting minutes.

Dan Fellin moved and Suzanne Roth seconded to approve the September 9, 2025 ACC meeting minutes as amended. No homeowner comment. Motion Passed.

3. MAJOR IMPROVEMENT PROJECTS

There were no updates for any Major Improvement Projects.

- None.

4. MINOR IMPROVEMENT PROJECTS

The ACC reviewed the following Minor Improvement Applications:

- Lot 121 – The owner re-submitted an ACC Application to build a shed, reinforce their carport framing and demolish and rebuild their stairs and landing in front of the house.

Dan Fellin moved and Karla Henrichon seconded to approve the ACC Application for Lot 121 to build a shed, reinforce their carport framing and demolish and rebuild their stairs and landing in front of the house. No homeowner comments. Motion Passed.

- Lot 44 – The owners submitted an ACC Application for deck improvements. Ellen Anderson was present at the meeting and while she has spoken to her neighbor Aaron Berne in person, she has a problem with the approval process of this application and how the owners performed these repairs without approval from the Association, knowing that approval was needed prior to the work being performed.

Suzanne Roth requested that the owner provide measurements of the stairs and railings that were built prior to the ACC granting approval. As such, the ACC Application for Lot 44 was not approved at this time until that information is received from the owners.

Suzanne Roth and Dan Fellin have asked for the name of the company that installed and lifted the home on Lot 82.

5. UPCOMING MAJOR & MINOR IMPROVEMENT PROJECTS

The following applications will be reviewed at the November 11, 2025 ACC meeting:

- Lot 8 – The owners have submitted an ACC Application to plant a new tree and shrubs on the front of their lot.
- Lot 44 – The owners submitted an ACC Application for deck improvements. Once measurements are provided for the deck and railings, this application will be considered for approval.
- Lot 49 – The owner submitted an incomplete ACC application to replace the roof of their carport/house.
- Lot 73 – The owner has submitted an incomplete ACC application to add a third parking space to their Lot.
- Lot 103 – The owner submitted a complete ACC application to obtain approval for their already installed fence. Not all 30-day waivers were received, and thus

the application will be considered for approval at the November 11, 2025 meeting.

6. ADJOURNMENT

Dan Fellin moved and Suzanne Roth seconded to adjourn the ACC meeting at 6:30 PM MST. Motion Passed.

The next Aspen Village ACC Meeting will be on November 11, 2025.