

# MINUTES

## ASPEN VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS MEETING

Tuesday September 13, 2022  
6:30 p.m.

### Board Members:

Suzanne Roth | Ellen Anderson | James Anderson | Matt Zubrod  
Kate Spencer (Interim Director)

<b>Directors Present:</b>	Suzanne Roth	Board President
	Ellen Anderson	Board Treasurer
	Matt Zubrod	Board Director
	Kate Spencer	Board Director
	James Anderson	Board Director

**Directors Absent:** None

**Property Manager Present:** Diane Spicer Aspen Places, Property Mgr.

**Owners Present:** Lot 74 Betsy Sima  
Lot 65 Sharon Cook

### 1. CALL TO ORDER

Director Suzanne Roth called the meeting to order at 6:30 p.m.

### 2. APPROVAL OF MEETING AGENDA

The Board considered approving the agenda for this meeting.

Items added to the agenda:

- Lot 117 – parking on lawn

Suzanne moved to approve the agenda as amended; Ellen seconded. Motion Passed.

### **3. APPROVAL OF MEETING MINUTES**

The Board Directors reviewed the previous DRAFT meeting minutes.

Ellen moved to approve the August, 2022, draft meeting minutes as presented, seconded by Suzanne. Motion Passed.

### **4. HOMEOWNER COMMENTS**

The Board opened discussion for items not on the agenda, brought forth by present homeowners. Homeowners had three (3) minutes maximum per item.

- None

### **5. BOARD COMMENTS**

The Board opened discussion for items not on the agenda.

- Ellen Anderson
- Ellen announced that there is a Community Meeting about bears Sept 27 from 5-7 PM in Aspen.

### **6. MANAGEMENT REPORT**

- All financials are available on the website for complete review.
- A committee should be formed with 5-7 homeowners to review the Declarations and start making suggestions for Molly Foley-Healy so that she can begin drafting the Amended and Restated Declarations.

### **7. NEW BUSINESS**

The Board discussed the following topics:

- Lot 46 – Zubrod, complaints from neighbor.
- Visiting Emotional Support Animals are allowed in Aspen Village.
- Suzanne reminded everyone that quiet hours are from 9 PM – 8 AM and that no construction is allowed on Sundays or Holidays as designated by Pitkin County.
- Party for Dave and Shirley Ritter will be sometime in October and be a community wide (or Aspen-wide event). Kate or Suzanne will get a card for everyone to sign and flowers for event. Matt would like to contribute food.

### **8. OLD BUSINESS**

The Board discussed the following topics:

Violations discussed:

- Lot 132 – waiting on plans, currently in violation
- Lot 79 – paperwork received/ESAs
- Lot 32 – no response
- Lot 18 – roommate paperwork received
- Lot 107 – received ESA paperwork
- Lot 97 – Hearing scheduled for October
- Lot 109 – Inoperative vehicle notice sent
- Lot 122 – Untidy carport notice sent
- Lot 117 – Parking on lawn notice sent

### **ACC Report**

- Lot 132 – needs to complete their ACC application and discontinue work until they are approved to avoid fines.
- Lot 22 - continues to park on lawn and incur significant fines. Diane working with Molly to assess fines due to property in Estate process
- Lot 88 - Is not finished. Waiting for completion for inspection
- Lot 104 - needs to resubmit for permission for Hot Tub. Also, they did not do the roof as stated on application. This needs to be addressed.
- Lot 12 approved for 10' x 18' pavers vs submitted size, otherwise ok.

## **9. ADJOURNMENT**

Suzanne moved, and Matt seconded to approve adjournment of the Board Meeting at 7:13 PM MST. Motion Passed.

The next Aspen Village Board Meeting will be on **Tuesday, November 8, 2022. There is no BOD meeting in October as multiple members will be out of town. Business, if necessary and appropriate, will be taken care of via email with BOD members until the meeting in November.**