

AGENDA

ASPEN VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

**Tuesday, October 27, 2026
6:00pm**

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. APPROVAL OF SEPTEMBER 8, 2026 BOARD MEETING MINUTES

The Board will review and consider approving the September 8, 2026 draft meeting minutes.

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.

4. BOARD COMMENTS

The Board would like to thank homeowners for properly managing trash and recycling to help reduce wildlife issues in the community this year.

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

5. ARCHITECTURAL REVIEW GUIDELINES

The Board of Directors will consider approval of the draft Architectural Guidelines discussed at the July 2 and July 14, 2026 Board Meetings that has now been reviewed by legal counsel. The draft retains the architectural standards previously contained in the former Declaration while reorganizing them into a standalone guidelines document. It also includes new administrative sections outlining when Architectural Review Committee (ARC) approval is required, when it is not, and the procedures and application requirements for submitting requests for review.

6. ARC APPLICATIONS

The ARC members will review and consider for approval the following ARC Applications:

- Lot 140, new build (*if updated application is received by 10/27*)

7. 2027 PRELIMINARY BUDGET

The Board of Directors will review a first draft of the proposed 2027 Budget.

8. HOA FINANCIAL REPORTS

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

9. ASPEN VILLAGE – RULES AND REGULATIONS

The Board of Directors will review and discuss a draft of a Rules and Regulations document for the Association that has been reviewed by legal counsel.

10. 2026 BOARD DIRECTOR ELECTION & ANNUAL MEETING

The Board of Directors will discuss the upcoming Board Director Election. Directors Kate Spencer and James Anderson's terms are expiring in December 2026.

11. METRO DISTRICT

The Board of Directors will receive an update from Director Michael Masciocchi on the following:

- Wastewater Treatment Plant project
- Airport noise monitor

12. WINTER 2027 BONFIRE

The Board of Directors will discuss the upcoming 2027 Winter Bonfire to be held on January 9, 2027.

13. EXECUTIVE SESSION

The Board of Directors will meet in executive session to discuss:

- Matters pertaining to employees of the association or the managing agent's contract or involving the employment, promotion, discipline, or dismissal of an officer, agent, or employee of the association.

14. ADJOURNMENT

The next Board of Directors meeting will be on November 10, 2026.

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