

AGENDA

ASPEN VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

**March 11, 2025
6:30 pm**

**Aspen Village Clubhouse
31 Aspen Village Rd**

Join Zoom Meeting

<https://zoom.us/j/93568120262?pwd=e0aCc9WftvB0JSFyBttAOcqtZs4MZM.1>

Meeting ID: 935 6812 0262

Passcode: 803328

Dial by your location: +1 719 359 4580 US

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 JANUARY 14, 2025 BOARD MEETING MINUTES

The Board will review and consider approving the January 14, 2025 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 will open up discussion for items not on the Agenda.

5. HOA FINANCIAL REPORTS

The Board of Directors will review and consider for approval the January and February 2025 Financial Reports.

6. HOA INSURANCE POLICY

Aspen Village received a non-renewal notice from its current insurance carrier – American Family Insurance. As such, Management went to collect quotes from

other insurance carriers and was only able to find one for the Board to review – CAI from Glenwood Insurance. The Board will review this policy and consider it for approval.

7. WASTEWATER TREATMENT PLANT

Board Director Kate Spencer will provide an update on the Wastewater Treatment Plant for Aspen Village, including a notice that all items must be moved from the storage lot by May 31, 2025.

8. 2025 ASSESSMENT UPDATE

Management will provide the Board with an update on collection of the first installment of the 2025 assessment.

9. 9 LOTS DISCUSSION

The Board of Directors will discuss the 9 undeveloped Lots in Aspen Village. Jake Andersen, deputy Fire Chief, will possibly be present to discuss the fire departments interest in this land.

10. ASPEN VILLAGE GYM

Director Kate Spencer will provide an update on the old equipment that was removed and the new equipment that went missing.

11. MANAGEMENT CONTRACT

The Board of Directors will review the current Management Contract with Embers Property Management.

12. ACC COMMITTEE

The Board will discuss putting out another call for nominations for owners to join the ACC Committee. There has been no interest.

13. ANNUAL TRASH DAY

The Board will discuss plans for Annual Trash Day. Owners will be allowed to place items out for pick up on May 31/June 1 and then pick up will begin on June 2 and continue throughout the week until completed.

Management confirmed Tony Merkel, will perform pick up of all trash.

14. EXECUTIVE SESSION

The Board of Directors will end the open session portion of the Board meeting and move into executive session to:

- Review of or discussion relating to any written or oral communication from legal counsel

15. ADJOURNMENT

The next Aspen Village Board Meeting will be on February 11, 2025.

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