M I N U T E S

ASPEN VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

Tuesday, May 12, 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

Directors Present:	Kate Spencer	President
	James Anderson	Vice President
	Dan Fellin	Secretary
Directors Absent:	Michael Masciocchi	Treasurer
	Tyler Schube	Director
Property Manager Present:	Megan Rodman & Morgan Welch	Property Manager
Owners Present:	Ellen Anderson	Lot 45
	Steven Wright	Lot 102
	Roger Baillargeon	Lot 02
	Manuel	Lot 111
	Betsy Burns Sima	Lot 74

1. CALL TO ORDER

The Board of Directors meeting was called to order by Director Kate Spencer at 6:00PM MST.

2. APPROVAL OF MARCH 10, 2026 BOARD MEETING MINUTES

The Board reviewed and considered for approval the March 10, 2026 draft meeting minutes.

Director Dan Fellin moved and Director James Anderson seconded to approve the March 10, 2026 meeting minutes as presented. No homeowner comments. Motion Passed.

3. HOMEOWNER COMMENTS

The Board opened up discussion for items not on the Agenda, brought forth by present homeowners. Homeowners will have a three (3) minute maximum per item.

- Roger Baillargeon, Lot 02, commented that he strongly opposed the amended Declaration in its current form. He stated that he believes the Architectural Guidelines should be incorporated directly into the amended Declaration rather than maintained as a separate document.
- Ellen Anderson, Lot 45, stated that she does not intend to sign the amended Declaration as well because she believes Rules and Regulations should be contained within the Declaration, as well as the wording "peaceful enjoyment of your property." She expressed that governing rules should be more difficult to amend or modify and therefor must be in the Declaration.

4. BOARD COMMENTS

The Board opened up discussion for items not on the Agenda.

- Director Kate Spencer would like to get a message Board for HOA meetings and to no longer rely on the board from Metro District. Management will handle this.
- Director Dan Fellin is very concerned that if the Declaration doesn't pass, he is concerned about the enforceability of the current Declaration.

5. HOA FINANCIAL REPORTS

The Board of Directors reviewed and consideedr for approval the March and April 2026 Financial Reports.

Director James Anderson moved and Director Dan Fellin seconded to approve the March and April 2026 financial reports as presented. No homeowner comments. Motion Passed.

6. GOVERNING DOCUMENTS PROJECT UPDATE

The Board of Directors received an update regarding the governing documents amendment project and the status of returned owner consent forms.

Management reported that 39 signed ballots/consent forms had been received to date. The Board noted that a total of 101 owner signatures is required for approval of the proposed amendments.

As a next step, Board members discussed conducting additional owner outreach by going door-to-door to collect signatures. The Board also directed Management to print additional consent forms to distribute during the Annual Trash Day event on May 16–17 in an effort to increase participation and obtain the required number of signatures.

7. ANNUAL TRASH DAY UPDATE

The Board of Directors discussed the upcoming Annual Trash Day. Owners may place trash out on May 16 and May 17, with pickup beginning on May 18. Per the landfill, the following items will not be accepted: paint, chemicals, antifreeze, aerosol cans, gasoline or motor oil, hazardous materials of any kind, and construction debris.

The Board also encouraged residents to place gently used furniture, household items, décor, sporting goods, and other reusable items out during the weekend for neighbors to browse prior to disposal in an effort to reduce unnecessary waste and promote reuse within the community.

The Board reminded owners that each Aspen Village homeowner receives an annual $100 landfill credit and may bring items directly to the landfill throughout the year as needed.

Residents were also informed that Aspen Village homeowners may dispose of electronics (e-waste) and hazardous materials free of charge at the Pitkin County Landfill on May 15 and May 16, 2026. A dedicated Aspen Village collection area will be available at the landfill during those dates.

8. PLAYGROUND DISCUSSION – METRO DISTRICT

The Board of Directors held a discussion regarding the playground and potential involvement with the Metro District.

Director Kate Spencer proposed forming a subcommittee to focus on playground planning and related matters. The Board discussed having Mon Schube potentially spearhead the committee and agreed that Romero Group may reach out to gauge interest and participation.

9. GYM EQUIPMENT – METRO DISTRICT

The Board of Directors discussed current gym equipment needs, including the potential replacement and/or addition of a treadmill, elliptical, and rowing machine.

Director Kate Spencer raised awareness that several pieces of gym equipment may need replacement in the near future.

10. HOA REMINDERS

The Board of Directors discussed homeowner education reminders related to water conservation, wildfire prevention, proper trash and recycling practices, bear awareness, and use of the community compost bin.

The Board discussed sharing wildfire prevention resources and links to relevant wildfire information websites with residents. The Board also discussed reminding homeowners to be mindful of current drought conditions and practice water conservation measures. General reminders regarding proper trash and recycling procedures and practices to reduce bear activity within the community were also discussed.

The Board further discussed promoting awareness and use of the community compost bin, including notifying residents that the compost bin is available for use at any time and is located in the storage lot.

The Board discussed creating a community newsletter to share educational information and community updates. The possibility of organizing a Summer BBQ event for residents was also discussed on August 15, 2026.

The Board also requested that the Metro District provide additional information and educational materials related to water usage and conservation for distribution to homeowners.

11. RATIFY ROFR

The Board of Directors ratified their approval to waive the Right of First Refusal for:

- Lot 132

Director Kate Spencer moved and Director Dan Fellin seconded to ratify to waive the Right of First Refusal for Lot 132. No homeowner comments. Motion passed.

12. EXECUTIVE SESSION

The Board of Directors ended the open session of the Board Meeting and moved into Executive Session following the Architectural Control Committee meeting at 7:00pm.

Director Dan Fellin moved and Director Kate Spencer seconded to move into executive session at 7:39PM. No homeowner comment. Motion Passed.

Director Dan Fellin moved and Director Kate Spencer seconded to end Executive Session at 9:01PM and move back into open session. Motion Passed.

13. ADJOURNMENT

Director Kate Spencer moved and Director Dan Fellin seconded to adjourn the open Board meeting at 9:02 PM. No homeowner comment. Motion Passed.