M I N U T E S

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

Directors Present:	Kate Spencer	President (present for a portion of the meeting)
	James Anderson	Vice President
	Michael Masciocchi	Treasurer
	Dan Fellin	Secretary
	Tyler Schube	Director
Directors Absent:	None	
Property Manager Present:	Megan Rodman & Morgan Welch	Property Manager
Owners Present:	Roger Baliageron	Lot 02
	Karla Henrichson	Lot 72
	Joy Reichert	Lot 13

1. **CALL TO ORDER**

   The Board of Directors meeting was called to order by Director James Anderson at 6:05PM MST.

2. **APPROVAL OF SEPTEMBER 8, 2026 BOARD MEETING MINUTES**

The Board reviewed and considered for approval the September 8, 2026 draft meeting minutes.

Director Michael Masciocchi moved and Director James Anderson seconded to approve the September 8, 2026 meeting minutes as presented. No homeowner comments. Motion Passed.

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.

- Roger Baliageron, Lot 02, expressed concerns regarding an individual reportedly operating an unlicensed motorcycle recklessly within the community. Management noted that the Association is unable to take enforcement action at this time, as the individual has not been identified and traffic violations are generally matters for local law enforcement.

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.

No additional Board comments.

5. ARCHITECTURAL REVIEW GUIDELINES

The Board reviewed the proposed revisions to the ARC Guidelines and discussed the following items requiring additional clarification or modification:

- **Government Permits:** Allow homeowners to submit County permit applications and ARC applications simultaneously, subject to legal review.
- **Exterior Paint:** Require ARC approval for exterior color changes, but not for repainting with the same or substantially similar colors.
- **Antennas:** Clarify the language to include satellite dishes, Starlink, and similar equipment.
- **Landscaping:** Request legal clarification on whether the landscaping requirements are mandated by Colorado law or are discretionary Association standards.
- **Fences:** Remove the proposed fence and privacy screen maintenance requirement due to concerns regarding the condition of existing fences and the practicality of enforcement.
- **Construction Standards:** Reference Pitkin County's construction hours, days, and holiday restrictions rather than establishing separate Association requirements.

Management will forward the Board's comments and questions to legal counsel for review and recommendations. The revised Guidelines will be presented to the Board for further consideration prior to adoption.

6. ARC APPLICATIONS

The Board reviewed and considered for approval the following ARC Applications:

- Lot 140, new build
  - The Board would like to see the roof midpoint
  - Location of the sewer line for the basement
  - Is the basement more than 50% below grade?
  - The Board recommends starting the permitting process with the county if they have not already.

ARC Applications Updates

- Lot 113, new build
  - The Board would like to know plans moving forward now that the sewer line has been fixed and any other updates on building process. Management will follow up with the owner.

7. HOA FINANCIAL REPORTS

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

AR Summary
The Board agreed that the $25 late fee may be waived for owners who bring their accounts current within the same calendar year. Late fees will not be waived for delinquent balances carried into the following calendar year.

Michael Masciocchi reported that financials through Q3 look good.

Director Michael Masciocchi moved and Director Tyler Schube seconded to approve the September 2026 Financial Reports as presented. No homeowner comments. Motion Passed.

8. 2027 PRELIMINARY BUDGET

The Board reviewed the preliminary 2027 operating budget, including 2025 actual expenses, 2026 year-to-date financials, and projected year-end expenses.

The proposed 2027 budget includes:

- **Operating Income:** $60,000, with no proposed increase to homeowner assessments.
- **Operating Expenses:** $54,225, representing a 4.6% decrease from the 2026 budget.

- **Management Fees:** $37,320 annually, reflecting an increase from $3,000 to $3,110 per month.
- **Legal Fees:** $3,000, reduced from $7,000 in 2026.
- **Trash Day:** $5,000, reduced from $6,000 in 2026.
- **Projected Net Income:** $7,350 before reserve transfers and capital expenditures.

The Board also discussed the Association's financial position, including operating funds, investments, outstanding homeowner assessments, and potential reserve contributions.

The Board will continue reviewing the preliminary budget, with final approval scheduled for the November 16, 2026 meeting.

9. ASPEN VILLAGE – RULES AND REGULATIONS

The Board reviewed the proposed revisions to the Association's Rules and Regulations, including recommendations from legal counsel.

The Board discussed the following proposed changes and clarifications:

- **Noise and Nuisances:** Reference Pitkin County's noise ordinance and construction restrictions rather than establishing separate Association standards.
- **Neighbor-to-Neighbor Disputes:** Clarify the Association's enforcement responsibilities and encourage residents to resolve personal disputes directly before requesting Board intervention.
- **Household Pets and Assistance Animals:** Clarify the distinction between household pet restrictions and legally protected assistance animals.
- **Assistance Animal Registration:** The Board requested clarification that residents are not required to register assistance animals with the Association. Legal counsel will be asked whether the language in Section 3.1, "As approved by the Board," refers to a separate reasonable accommodation approval process and how that distinction should be addressed.
- **Assistance Animal Responsibilities:** The Board requested that the Rules clearly identify the responsibilities applicable to assistance animals residing in the community, including waste cleanup, leashing, noise control, and property damage.
- **Wildlife:** Establish clearer requirements regarding wildlife attractants, outdoor pet food, and feeding wildlife.
- **Outdoor Storage:** Clarify standards for carport storage, construction materials, tarps, and temporary coverings.
- **Enforcement:** Reference the Association's separately adopted Covenant Enforcement Policy.

Management will forward the Board's comments and questions to legal counsel for further review and recommendations. The revised Rules and Regulations will be presented to the Board for further consideration prior to adoption.

10. 2026 BOARD DIRECTOR ELECTION & ANNUAL MEETING

The Board discussed the upcoming Board of Directors election, noting that Directors Kate Spencer and James Anderson's terms will expire in December 2026.

The Board also reviewed and agreed to the following meeting schedule:

- November Board Meeting: November 16, 2026 (rescheduled from November 10, 2026)
- Annual Meeting: December 8, 2026

Management will distribute a Call for Nominations in November, with nominations due by November 20, 2026. The election will take place in conjunction with the Annual Meeting on December 8, 2026.

11. METRO DISTRICT

Director Michael Masciocchi provided the Board with an update on the following Metropolitan District matters:

- **Wastewater Treatment Plant Project:** The project remains on schedule for completion in October 2027. The Metropolitan District is preparing to make its final loan draw, after which it will be eligible to receive grant funding.
- **Airport Noise Monitoring:** An airport noise monitor has been installed at the Aspen Dump to monitor aircraft noise levels.

12. WINTER 2027 BONFIRE

The Board discussed the upcoming Winter Bonfire scheduled for January 9, 2027. Director Dan will coordinate with Mike Brands of the Aspen Fire Department to confirm permitting requirements and obtain the necessary permit for the event.

13. EXECUTIVE SESSION

Director James Anderson moved and Director Dan Fellin seconded to move into Executive Session at 7:48pm 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.

Director Dan Fellin moved and Director James Anderson seconded to end Executive Session at 7:57pm. Motion Passed.

14. ADJOURNMENT

Director Dan Fellin moved and Director James Anderson seconded to adjourn the open Board meeting at 7:57 PM. No homeowner comments. Motion Passed.