

Director Suzanne Roth, requested to add under New Business, discussion on Lot 70 to consider allowing the owners to rent their home for 6 months or up to a year.

With this addition to the agenda, Director Suzanne Roth moved to approve the October 12, 2021 Agenda, Director Ellen Anderson, seconded. Motion Passed.

3. HOMEOWNER COMMENTS

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

- No homeowner comments were made.

4. BOARD COMMENTS

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

- Director Ellen Anderson is on the Colorado State DUI Task force, and is here to remind people she is available if anyone needs help.

5. APPROVAL OF SEPTEMBER 14, 2021 MEETING MINUTES

The Board Directors reviewed the September 14, 2021 draft meeting minutes.

Director Dave Ritter moved to approve the September 14, 2021 draft meeting minutes as presented, seconded by Director Suzanne Roth. Motion Passed.

6. 9 UNDEVELOPED DEED RESTRICTED LOTS IN ASPEN VILLAGE

The Board discussed APCHA's response to Board questions regarding the current 9 undeveloped deed restricted Lots in Aspen Village (Lots 151-159).

The Board agreed by consensus to schedule an in person meeting with APCHA representatives, pending their availability on either October 28 or 29 at 6:00pm at the Aspen Village Clubhouse. When Management confirms a meeting date, the Board and homeowners will be notified.

No other action was taken at this time.

7. ARA INCIDENTAL COSTS ADDENDUM TO THE EXISTING MANAGEMENT CONTRACT

The Board reviewed and considered approving the ARA Incidental Costs Addendum to the Existing Management Contract.

Director Dave Ritter moved and Director Ellen Anderson seconded to approve the ARA Incidental Costs Addendum to the existing Management Contract. Motion Passed.

8. PROPERTY MANAGERS REPORT

Financials

- The Board reviewed HOA Financials presented by Aspen Resort Accommodations.

Violations

- Lot #019: Board reviewed a copy of letter sent by Legal Counsel regarding continued violations. No action was taken.
- Lot #149: Camper in Driveway - RESOLVED
- Lot #069: Trash – cure by October 18, 2021. The Owner of Lot 69 was present and informed the Board they will cure the violation.

Other

- The Board reviewed a new Aspen Village newsletter to be sent to Homeowners. The Board agreed by consensus to use the newsletter in future communications.

9. OLD BUSINESS

- At the August 17, 2021 Board meeting, the Director Suzanne Roth asked for the status of the HOA's CDs. ARA informed the Board the status of the CD with Timberline Bank, and the second CD with First Western Bank, ARA is working to get access to from former Management.
- Lot 61 – Wood burning stove/fireplace in storage shed. Pitkin County Compliance Officer, Chad Abraham is aware and working with owner to enter into a land-use planning process so it can be determined if what the Owner has is even allowed.

ACC Report

- No report was given at this time. Both ACC meetings in September and October were cancelled.

10. NEW BUSINESS

The Board discussed the following topics:

- Lot 70 – the Board discussed allowing the Owners of Lot 70 to rent out their home for at least 6 months.
 - Director Suzanne Roth moved and Director James Anderson seconded to allow the Owners of Lot 70 to rent their home for a period of 6 months. If the Owners would like to extend the rental for another 6 months, they will need to ask the Board again for permission. Motion Passed.

11. ADJOURNMENT

Director Suzanne Roth moved to adjourn the Board Meeting at 7:51 p.m., Director Dave Ritter seconded. Motion Passed.

The next Aspen Village Board Meeting will be on **Tuesday, November 9, 2021.**