

MINUTES

ASPEN VILLAGE HOMEOWNERS' ASSOCIATION SPECIAL BOARD OF DIRECTORS' MEETING

October 28, 2021

6:00 p.m.

31 Aspen Village Clubhouse

Join via Zoom Meeting:

<https://us02web.zoom.us/j/82278430649?pwd=Z1Fhb2JqS2IydENicVJoaURLSVQ3dz09>

Meeting ID: 822 7843 0649

Passcode: 710104

Board Members:

Suzanne Roth | Ellen Anderson | James Anderson | Matt Zubrod | Dave Ritter

Directors Present:	Suzanne Roth Ellen Anderson James Anderson Matt Zubrod Dave Ritter	Board President Board Treasurer Board Secretary (via Zoom) Board Director Board Director
Directors Absent:	Matt Zubrod	Board Director
APCHA Representatives:	Bethany Spitz Cindy Christensen	Compliance Manager Deputy Director
Property Manager Present:	Megan Rodman	ARA, Property Manager
Owners Present:	James Spencer Eric Ward Sasa Jaramaz Kristine Tracz Valerie Carlin Tyler Schube Dawn Blasberg Stephen Wright Roger Baillargeon Jeffrey Pogliano Cindy Rogers	Lot 110 Lot 032 Lot 017 Lot 001 Lot 124 Lot 018 Lot 033 Lot 102 Lot 002 Lot 068 Lot 030

1. CALL TO ORDER

Director Suzanne Roth called the meeting to order at 6:04 p.m.

2. APPROVAL OF OCTOBER 28, 2021 AGENDA

The Board Directors considered approving the agenda for this meeting, October 28, 2021.

Director Dave Ritter moved to approve the October 28, 2021 Agenda, Director Ellen Anderson, seconded. Motion Passed.

3. 9 UNDEVELOPED DEED RESTRICTED LOTS IN ASPEN VILLAGE

The Board met with Bethany Spitz and Cindy Christensen, representatives from APCHA to discuss their response to Board questions regarding the current 9 undeveloped deed restricted Lots in Aspen Village (Lots 151-159).

Right now, the Lots are listed as Category 3 Lots. If these Lots were to be sold as Category 3 today, they would be valued at \$1.00 per Lot, as these Lots are tied to the Aspen Village Deed Restriction document approved in 2001, which would follow the pricing given by APCHA in 2001.

The Board did discuss the process of converting these Lots into a different category (Category 5 or RO) with APCHA and learned that this process would involve working with Pitkin County first, not APCHA. Following further discussion, the Board decided to meet with the Aspen Village Metro Board next, to discuss what their vision for the future of these Lots are, since it was the Metro Board who reached out to APCHA first, beginning the discussion of converting these Lots from Category 3 to RO.

At this time, the Board made no decision on whether or not to sell these Lots, or if they would like to go through the process of converting these Lots from Category 3 to Category 5 or RO. The Board only decided to meet with the Metro Board for Aspen Village at this time to discuss the future of these 9 undeveloped Lots.

4. HOMEOWNER COMMENTS

The Board opened up discussion for Homeowners to ask questions of either the Board or APCHA regarding the 9 undeveloped deed restricted Lots in Aspen Village.

Homeowners had a three (3) minute maximum per question.

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. 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.**