

Dave Ritter, President - Bill Woodward, Secretary - Suzanne Roth, Treasurer - Matt Zubrod, Director — Casey Ward, Director

**BOARD OF DIRECTOR'S MEETING**  
**Tuesday, June 16, 2020 at 6:00 PM Mountain Time**  
**Meeting was held at 31 Aspen Village, Aspen, CO 81611 and Via Teleconference.**

**RECORD OF PROCEEDINGS**

**ITEM NO. 1: Determine Quorum – Call to Order -**

*Meeting called to order at 6:45 PM. It was determined a quorum of Directors was present.*

**Directors Present Included:** Dave Ritter, President, Suzanne Roth, Tres., Bill Woodward, Sec. Casey Ward, Dir and Matt Zubrod, Director.

**Others Present:** Tyler Schube – Lot #18, Eric Ward – Lot# 32, Mary Ellen Sheridan – Lot #47, Hank Hays and Val Loughman of The Romero Group.

**ITEM NO. 2: Approval of Agenda**

*Mr. Roth requested to add Lot 18 & 19 parking on front lawn to New Business. Ms. Roth made a Motion to approve agenda as amended; second by Mr. Woodward.*

*The Motion passed unanimously by voice vote.*

**ITEM NO. 3: Approval of Minutes from May 19, 2020**

*Mr. Ward made a Motion to approve May 19, 2020, Meeting Minutes as written; second by Ms. Roth.*

*The Motion passed unanimously by voice vote.*

**ITEM NO. 4: Home Owner Comments:** No homeowners made comments.

**ITEM NO. 5: Manager's Report -**

- Construction Update from ACC meeting
  - Lot #104 – Owner received ACC approval and is applying to Pitkin County for permitting.
  - Lot # 49 – Owner proceeding and will attend July meeting for approval. Neighbors were notified.
  - Lot# 60 – Owner requested approval to install a partial fence for privacy.
  - Lot # 106 – Owner requested approval for new carport, board requested plans for carport height prior to approval be awarded.
  - Lot #47 – Owner requested emergency roof replacement. Board advised neighbors needed to be notified and had 30 days to respond with any concerns. Owner needs to wait until July meeting before approval can be granted.

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**ITEM NO. 6: Old Business -**

- Annual Clean up was a huge success this year per Tony with Mountain Maintenance. It took 2 days to collect all the discarded items and 3 days to take to the landfill. This was one of the largest collections historically.

**ITEM NO. 7: New Business –**

a. HOA Election and ACC Board – HOA Elections and New ACC Board Members – It was discussed a Special meeting was required for board election and 10 days prior notice of the meeting was needed to be provided to Homeowners. It was determined the meeting would be June 30, 2020 at 6:30pm. Management would send out the meeting notice and proxies to be in compliance with CCIOA regulations

b. Ms. Roth discussed repeated violations being noticed for parking on the grass at Lot #18 & Lot #19. Per the rules only 3 cars are allowed to be parked at a residence at one time and there is no parking allowed on lawns. Also, noted is that owners are responsible to provide renters with overflow 72 hours hang tags , if the renter can not park at the property they are renting at.

c. Management has noticed quit a few properties with trees that are in the need of trimming for safety and liability reasons. The board stated it would be advisable to send a notice to owners suggesting they maintain their trees.

d. Lot #89 – It was mentioned the owner should apply to the ACC for installing an additional parking spot.

**ITEM NO. 8     Executive Session (if needed) [No executive session was required.]**

**ITEM NO. 9:     Next Meeting Date**

The next Board meeting will be held Tuesday, June 30, 2020 at 6:30 PM for the election of a new board member.

**ITEM NO. 10: Adjournment**

The meeting adjourned 7:02 PM Mountain Time.

The foregoing minutes constitute a true and correct copy of the above referenced meeting and the Board of Members of the Aspen Homeowner's Association LTD, approve said minutes on the date below.

\_\_\_\_\_  
Date of Approval

\_\_\_\_\_  
Association Manager  
Hank D. Hays