M I N U T E S

ASPEN VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

Tuesday, July 14, 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
	Michael Masciocchi	Treasurer
	Dan Fellin	Secretary
	Tyler Schube	Director
Directors Absent:	James Anderson	Vice President
Property Manager Present:	Megan Rodman & Morgan Welch	Property Manager
Owners Present:	Karla Henrichson	Lot 72
		Lot 141
	Matt Issac	Lot 113
	Sarah Rankin	Lot 6

1. CALL TO ORDER

The Board of Directors meeting was called to order by Director Kate Spencer at 6:12PM MST.

2. APPOINT ARC MEMBERS

The Board of Directors discussed the appointment of members to the Architectural Review Committee (ARC). At the July 2, 2026 Special Board Meeting, the Board approved having the ARC consist of three Board Directors.

The Board appointed Directors Dan Fellin, Tyler Schube, and Kate Spencer to serve on the ARC.

The Board also agreed that ARC applications would be placed at the beginning of Board meeting agendas going forward.

Management was directed to notify the former ACC members that they were no longer serving on the committee and to thank them for their time and service to the Association.

3. ARCHITECTURAL REVIEW GUIDELINES

The Board of Directors reviewed a draft of the Architectural Guidelines, which had previously been discussed at the July 2, 2026, Special Board Meeting. The draft retained the architectural standards formerly contained in the previous Declaration while reorganizing them into a standalone guidelines document. It also included new administrative sections identifying when Architectural Review Committee (ARC) approval is required, when approval is not required, and the procedures and application requirements for submitting requests for review.

Following discussion, the Board of Directors directed Management to ask legal counsel to review the draft Architectural Guidelines and provide comments and recommended revisions prior to the next Board meeting.

4. ARC APPLICATIONS

Ongoing ARC Project Updates

Lot 113 – Sewer Line Conflict
Owner Matt Isaac provided an update on the construction of the new home on Lot 113. He reported that excavation was scheduled to begin this week; however, the community's main sewer line was recently discovered beneath the proposed basement location, delaying the project. Matt explained that the delay has created significant financial and scheduling impacts and requested the Association's assistance in identifying a solution. He also advised that he has contacted the Metro District regarding the possibility of rerouting the sewer line.

Following discussion, the ARC requested that Matt:

- Determine whether the sewer line can be rerouted.
- Contact Pitkin County regarding a potential height variance.
- Confirm the required clearance between the basement and the sewer line with the project architect.

- Proceed with excavation, as necessary, to verify the sewer line's exact location and depth.

The Board also supported providing a letter to APCHA requesting that Matt be permitted to retain ownership of both properties until construction of the new home is complete and occupied.

ARC Applications for Review

Lot 6 – Fence Replacement
The ARC reviewed an application to replace the existing fence with a substantially similar fence that will remain under six (6) feet in height. The owner is responsible for complying with all applicable Pitkin County building codes and permitting requirements.

Director Dan Fellin moved to approve the ARC application for Lot 6. Director Kate Spencer seconded the motion. There was no homeowner comment. Motion passed.

Lot 132 – Tree Removal
The ARC reviewed an application for tree removal.

Director Dan Fellin moved to approve the ARC application for Lot 132. Director Kate Spencer seconded the motion. Motion passed.

5. RECOGNITION OF DECLARATION APPROVAL EFFORTS

The Board of Directors would like to thank all homeowners who signed the Owner Consent Form in support of the Amended and Restated Declaration. The Board also extends its sincere appreciation to the Board members, as well as Mike Hahn, James Spencer, Eric Ward, Lisa Pranno, and Joy Reichert, for their dedication and exceptional efforts in securing the final owner consents needed to successfully pass the amendment.

6. APPROVAL OF MAY 12 & JULY 2, 2026 BOARD MEETING MINUTES

The Board reviewed and considered approving the May 12 and the July 2, 2026 draft meeting minutes.

Director Dan Fellin moved and Director Tyler Schube seconded to approve the Mary 12 and July 2, 2026 meeting minutes as presented. No homeowner comments. Motion Passed.

7. 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.

No comments were made.

8. BOARD COMMENTS

The Board will open up discussion for items not on the Agenda.

No comments were made.

9. HOA FINANCIAL REPORTS

The Board of Directors reviewed and considered for approval the May and June 2026 Financial Reports.

During the review, the Board identified the following owner account balances to be cleaned up:

- Lot 062 – Naomi Ingersoll: $200.00
- Lot 147 – Charlie & Jennifer MacArthur: $200.00

Director Michael Masciocchi moved and Director Dan Fellin seconded to approve the May and June 2026 financial reports as presented. No homeowner comments. Motion Passed.

10. SUMMER BBQ – 8/15

The Board of Directors discussed plans for the Summer BBQ scheduled for August 15, 2026, from 11:00am to 2:00pm at the Clubhouse.

The Board reviewed and determined the food and beverages to be purchased for the event, with expenses to remain within the approved budget.

The Board approved the event flyer for distribution on August 1, 2026, with a reminder to be sent closer to the event date.

11. RULES AND REGULATIONS

The Board of Directors discussed setting a date for a special meeting to discuss creating a Rules and Regulations document for Aspen Village HOA.

The Board would like to create rules regarding:

- Adopt the 9 Responsible Governance Policies
- Clearly define nuisance behaviors
- 11.4 Household Pets. With the exception of dogs which are prohibited in the Association by Pitkin County, upon adoption by the Board of Directors of a Rule permitting Owners to keep animals as household pets, Owners shall be permitted to keep household pets as specifically set forth in such Rule. In addition to the Board having the authority to grant an accommodation for dogs which are being kept as assistance animals or emotional support animals in compliance with the Fair Housing Act, the Executive Board also has the

authority to adopt Rules which regulate the conduct of the Owners and their household pets. These Rules may include, but are not limited to, the following: (a) the type and number animals which may be kept as household pets; (b) whether and to what extent the household pets shall be permitted on or to utilize the Common Areas; (c) the responsibility for supervision of household pets; (d) the responsibility of Owners for litter, waste, mess or damage created by their household pets; (e) the responsibility of Owners to address any offensive or prolonged noises created by their household pets; (f) the requirement that Owners shall keep their household pets on a leash or in a carrier while in the Community and outside of their Units; (g) the responsibility of Owners to pay for any damage caused by their household pets; (h) the right of the Association to levy a fine and/or require removal of household pets from the Community for failure to comply with the Rules adopted by the Executive Board to address household pets; and (i) the responsibility of Owners to pay any costs of the Association incurred in connection with the enforcement of the Rules relating to household pets and the Association's right to classify any fines levied as a result of a violation of the Rules outlined in this Section as a Default Assessment and to pursue collection and enforcement of such Default Assessment as provided in this Declaration.

- Late Fees
- If you are not in good standing with the Association you cannot serve on the HOA Board or the ARC.

The Board agreed to not have a special board meeting to discuss rules and regulations and to have this as a discussion item at the next board meeting in September.

12. FALL NEWSLETTER

The Board of Directors agreed to push this to the next board meeting in September.

13. 9 LOTS DISCUSSION

There were no updates to report regarding the nine lots. The Board agreed to take no further action or discussion on the matter at this time and to allow any interested parties to approach the Board should they wish to pursue the matter further.

14. PLAYGROUND

The Board of Directors discussed its desire for the Metro District to replace the playground that was previously removed.

Director Michael Masciocchi explained that, at the beginning of the year, the Metro District budget was very tight. Since then, the District has received grant reimbursements that have helped its financial position. As a result, the Metro District Board can now begin evaluating its capital assets, prioritize replacement needs, conduct a reserve planning assessment, and identify additional grant opportunities to help fund future capital improvement projects, including a replacement playground.

15. METRO DISTRICT UPDATE

The Board of Directors received an update from Director Michael Masciocchi regarding the Wastewater Treatment Plant project and the sanitary sewer pipe relining.

Director Masciocchi reported that the cured-in-place pipe (CIPP) section has been cleaned and jetted, and the contractor continues to address issues as they arise. Required excavation permits have been obtained, and final building permit approval is expected soon.

He also reported that the largest change order to date resulted from portions of the existing pipe being a larger diameter than originally anticipated, increasing the cost of the relining work. However, the additional cost remains within the project's approved contingency budget.

16. EXECUTIVE SESSION

Director Kate Spencer moved and Director Dan Fellin seconded to end the open session of the Board Meeting and moved into Executive Session at 9:02pm to discuss:

- a matter the disclosure of which would constitute an unwarranted invasion of individual privacy, including a disciplinary hearing regarding a unit owner and any referral of delinquency; except that a unit owner who is the subject of a disciplinary hearing or a referral of delinquency may request and receive the results of any vote taken at the relevant meeting.

No homeowner comments. Motion Passed.

Director Dan Fellin moved and Director Kate Spencer seconded to end Executive Session at 9:23PM and move back into open session. Motion Passed.

17. ADJOURNMENT

Director Kate Spencer moved and Director Dan Fellin seconded to adjourn the open Board meeting at 9:23 PM. No homeowner comment. Motion Passed.