

Dave Ritter, President ◦ Bill Woodward, Secretary ◦ Suzanne Roth, Treasurer  
Matt Zubrod, Director ◦ Ellen Anderson, Director

**BOARD OF DIRECTOR'S MEETING**  
**Tuesday, July 21, 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 6:49 PM. It was determined a quorum of Directors was present.*

**Directors Present Included:** Suzanne Roth, Treasurer, Bill Woodward, Secretary, Ellen Anderson, Director and Matt Zubrod, Director, via teleconference.

**Others Present:** Tyler Schube – Lot #18, via teleconference and Hank Hays and Val Loughman of The Romero Group.

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

*Ms. Anderson requested to Board Member comments to the agenda after Homeowner comments.*

**ITEM NO. 3: Approval of Minutes from June 16, 2020**

*Mr. Ward made a Motion to approve June 16, 2020, Meeting Minutes as written; second by Ms. Roth.*

*The Motion passed unanimously by voice vote.*

**ITEM NO. 4: Homeowners Comments:** No homeowners made comments.

**ITEM NO. 5: Board Comments** – Ms. Anderson made the comment that she takes her position seriously and does not hearing roomers about discrimination within the Village. And anyone can contact her at anytime. She recommends the person accusing should provide evidence and the allegation should be taken seriously. Ms. Roth requested being provided documentation for violation notices sent to owners.

**ITEM NO. 6: Manager's Report** – Management provided updates on topics discussed at the ACC meeting.

- Construction Update from ACC meeting
  - Lot #49 – Owner received ACC approval for new addition and is applying to Pitkin County for permitting.
  - Lot # 47 – Owner received approval for the installation of a new roof. Neighbors were notified.
  - Lot# 18 – Owner requested approval to remove and install a new rear entry deck. The board advised the owner he needed to present a plan for the fence/trellis that was

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installed and get a permit for first for that structure; along with the presented deck plans exceeding the allow sq. ft. ratio.

- Lot #106 – Approval was granted electronically after the owner confirm the carport height.
- Lot #60 – Owner requested installation for a partial fence. Board informed the owner; they will grant conditional approval providing the owner installs interior egress stair to be compliant with County codes. Owner will be moving forward with permitting and hiring a contractor to bring his home into compliance.
- Lot #29 – Owner requested approval to install a concrete driveway; approval was granted.
- Lot #73 – Owner requested approval to install a several fence panels for additional privacy; approval was granted.

**ITEM NO. 7: Old Business –**

**a. Notice sent to Lot #83** – Management mentioned a letter was sent to Lot #83 asking them to stop trespassing on the Lot #60 property. The owner of Lot #83 contacted management and said they have stopped their actions.

**b. Update on Merger or Homeowners Assoc. and Metro District.** – At this time there were no updates to provide.

**ITEM NO. 8: New Business –**

**a. HOA Election and ACC Board** – The HOA board decided to the keep their positions the same and newly appointed member Ellen Anderson will be a Director.

**b. ACC Appointment Member** – Both Tyler Shube (Lot #18) and Eric Ward (Lot #32) volunteered to service on the ACC board. The board decided to discuss in executive session.

**ITEM NO. 9 Executive Session** – A motion was made to go into executive session to discuss personnel issues at 7:03PM; Management was invited. The Board came out of executive session at 7:04PM and decided to table until the next meeting.

**ITEM NO. 9: Next Meeting Date**

The next Board meeting will be held Tuesday, August 18, 2020 at 6:20 PM.

**ITEM NO. 10: Adjournment**

The meeting adjourned 7:07 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