

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

BOARD OF DIRECTOR'S MEETING
Tuesday, September 22, 2020 at 6:30 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 6:31PM. It was determined a quorum of Directors was present.

Directors Present Included: Suzanne Roth, Treasurer, Bill Woodward, Secretary, Ellen Anderson, Director.

Directors Not Present Included: Dave Ritter, President and Matt Zubrod, Director

Others Present: Tyler Shube and Hank Hays and Val Loughman of The Romero Group.

ITEM NO. 2: Approval of Agenda

Ms. Roth made a Motion to approve the agenda; second by Ms. Anderson.

The Motion passed unanimously by voice vote.

ITEM NO. 3: Approval of Minutes from August 18, 2020

Ms. Anderson made a Motion to approve August 18, 2020, Meeting Minutes; second by Ms. Roth.

The Motion passed unanimously by voice vote.

ITEM NO. 4: Homeowners Comments: Ms. Roth mentioned she thought several lots were not kept up per the HOA covenants and was requesting management send owners violation notices. Ms. Anderson stated the car leaking oil is still parking in the common area by Lot #46 and the oil spot needs to be cleaned and to notify the homeowner. It was mentioned the owner of the car of a renter for owner of Lot #137.

ITEM NO. 5: Board Comments – Ms. Anderson mentioned she felt the board should not have to advise management of residents in violations and felt more enforcement was required.

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ITEM NO. 6: Manager's Report – Management gave a brief update on construction projects in progress.

- Lot #96– Owner is applying for fence permit and now only planning on putting up only a couple of 6' panels of fencing.
- Lot # 140 – New home approval letter sent on August 24, 2020. Owner will be sending construction deposit of \$2,500
- Lot #49 – No construction has commenced, owner stated he is sending in construction deposit of \$2,500.
- Lot# 18 – Mr. Shube, attended the meeting via teleconference, and stated he thought Pitkin County sent permits for the back trellis and deck entry electronically today. He will confirm and then forward to management.
- Lot # 60 – Owner gave an update on 9/11/20, saying he has received approval from Pitkin County for the partial fence. Owner mentioned an asbestos inspection was scheduled and structural drawings are currently being done for the interior stairs. Board requested management contact Pitkin County code enforcement for compliance. Board stated this code compliance should have been completed. Board mentioned escalating to legal counsel for enforcement.

ITEM NO. 7: Old Business –

a. Lot #19 Parking on Front Lawn – Management stated notices were sent on July 27, 2020 and August 19, 2020 with no response from the homeowner and returned certified mail as owner refused the letter. Board stated to fine \$450 and have Pitkin County sheriff serve the owner.

ITEM NO. 8: New Business –

- a. Mr. Hays stated that 16 owner violation notices were sent and a list of the lots was presented to the board, each lot that was sent a violation was discussed. Ms. Anderson stated she had additional violations and requested violations be sent.

Other discussion:

- Ms. Roth stated she thought Lot #18 had started working on their deck prior to ACC approval. Mr. Shube, owner of Lot #18, stated he had not started on the deck and was upset his residence was always being watched, he did not appreciate the accusation and requested this conversation be on record.
- Ms. Roth stated there are residences displaying decorative lights and per Pitkin County code and the HOA rules this is a violation. Ms. Roth, stated in the next newsletter, the Pitkin County lighting code should be included.

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- Ms. Roth stated she feels there are more than 2 people living in the ADU at Lot #67, which is in violations of Pitkin County codes and HOA covenants. Management stated they would contact the owners.
- Ms. Anderson and Ms. Roth, requested management to contact HOA Counsel on several items to get clarification of rules.

ITEM NO. 10 Executive Session – Board made a motion to go into executive session to discuss personnel issues and asked management not to be in attendance. Board entered into executive session at 8:05PM. Out of executive session unknown.

ITEM NO. 11: Next Meeting Date

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

ITEM NO. 12: Adjournment

The meeting adjourned at end of executive session.

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