

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

BOARD OF DIRECTOR'S MEETING
Tuesday, April 21, 2020 at 6:00 PM Mountain Time
Via Teleconference

RECORD OF PROCEEDINGS

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

Mr. Ritter called the meeting to order at 6:33 PM. It was determined a quorum of Directors was present.

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

Others Present: Neil Stapleton – Lot 28, Daniel and Besty Sima – Lot 74, Jason Creamer – Lot 104 and
Ellen Anderson Lot - 45 and Hank Hays, Jerome Simecek and Val Loughman of The Romero Group

ITEM NO. 2: Approval of Agenda

Mr. Ward made a Motion to approve agenda; second by Mr. Woodward.

The Motion passed unanimously by voice vote.

ITEM NO. 3: Approval of Minutes from March 17, 2020

*Ms. Roth made a Motion to approve March 17, 2020 Meeting Minutes as written;
second by Mr. Woodward.*

The Motion passed unanimously by voice vote.

ITEM NO. 4: Home Owner Comments: Ms. Anderson mentioned she was grateful for her neighbors
noticing her car was running without anyone inside.

ITEM NO. 5: Manager's Report -

- Construction Update from ACC meeting
 - Lot #29 – Construction stopped account of Pitkin County work stoppage due to COVID-19.
 - Lot #69 – No updated to be given.
 - Lot #49 – Owner holding off on construction additions until environment stabilizes.
 - Lot #47 – Emergency repairs required due to leaking roof.
 - Lot #104 – Owner presented plans for new home for ACC approval. The board could not approve until neighbors had 30 days to respond with any concerns. Board advised owner to start process for permitting with Pitkin County.
 - Board confirmed if an owner would like to install a hot tub they are required to get ACC approval.

ITEM NO. 6: Old Business -

- **Merger with Metro District -**

Mr. Ritter mentioned there isn't any new information or progress do to the current
environment. Mr. Ward, asked about the draft agreement between the Metro and HOA and

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wondered by the Metro Board saw before the HOA board. Mr. Hays stated because the Metro Board paid for the agreement draft.

- **Lot # 60:** Management stated the County had been contacted regarding code violations of an occupant living in the basement. Mr. Ward stated he would prefer a neighborly approach.
- **Lot # 37 & 77** – Management advised Lot #77 paid the fine for parking trailer in the driveway. And Lot #37 will be moving camper from carport to the storage lot.

ITEM NO. 7: New Business – Mr. Hays gave an update on violations and owner requests.

- Lot #14 – Management was asked to get a Pitkin County ESA dog letter. Management call the owner and he said they do not have a dog at their residence.
- Lot #19 – Notice was sent to the owner and management spoke to the owner. Owner stated he will move as soon as the vehicle is repaired.
- Lot #59 – Management was advised the owner is in violation of codes with too many renters and ESA dogs not being in compliance with Aspen Village codes. Management has addressed the matter with the owners and are currently in compliance.
- Lot #44 – Landscape and painting of fence. This was determined it is not a violation and request should be handled in a neighborly manner.

Mr. Ritter made a motion to hold off on some violations due to the current Coronavirus pandemic; seconded by Mr. Zubrod.

There were 4 votes in favor and 1 abstained.

Lot #74 – Mentioned they notice more dogs within the community and questioned the rules. They also would like to see a speed bump installed to mitigate cars flying by their home. Mr. Stapleton suggested a movable speed bump.

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, May 19, 2020 at 6:20 PM.

ITEM NO. 10: Adjournment

The meeting adjourned 7:00 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