

# MINUTES

## ASPEN VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

November 9, 2021

6:30 p.m.

31 Aspen Village Clubhouse

### Join Zoom Meeting

<https://us02web.zoom.us/j/89856835854?pwd=dk9HS0tCYINQMUIJHeDVPU0dLcUxLdz09>

Meeting ID: 898 5683 5854

Passcode: 778999

### Board Members:

Suzanne Roth | Ellen Anderson | James Anderson | Matt Zubrod | Dave Ritter

#### Directors Present:

Suzanne Roth  
Ellen Anderson  
Dave Ritter

Board President  
Board Treasurer  
Board Director

#### Directors Absent:

James Anderson  
Matt Zubrod

Board Secretary  
Board Director

#### Property Manager Present:

Megan Rodman

ARA, Property Manager

#### Owners Present:

Wes Blasberg  
Eric Ward  
Betsy Sima  
Stanley Stapleton  
Jonathan Ronay  
James Spencer  
Beth Albert  
Valerie Carlin  
Jorgen Dewire  
Jeffrey Pogliano  
Brent Ford  
Jerome Simecek  
Hank Hays  
Val Loughman

Lot 33  
Lot 32  
Lot 74  
Lot 28  
Lot 87  
Lot 110  
Lot 145  
Lot 124  
Lot 127  
Lot 68  
Lot 75  
Romero Group  
Romero Group  
Romero Group

**1. CALL TO ORDER**

Director Suzanne Roth called the meeting to order at 6:37 p.m.

**2. APPROVAL OF NOVEMBER 9, 2021 AGENDA**

The Board considered approving the agenda for this meeting – November 9, 2021.

Director Ellen Anderson requested to add the following topics under New Business:

- New store at the Landfill

With this addition to the agenda, Director Suzanne Roth moved to approve the November 9, 2021 Agenda, Director Ellen Anderson, seconded. Motion Passed.

**3. APPROVAL OF OCTOBER 12 & 28, 2021 MEETING MINUTES**

The Board Directors reviewed the October 12 & 28, 2021 draft meeting minutes.

Director Suzanne Roth moved to approve the October 12 & 28, 2021 draft meeting minutes as presented, seconded by Director Ellen Anderson. Motion Passed.

**4. HOMEOWNER COMMENTS**

The Board opened up discussion for items not on the Agenda, brought forth by present homeowners. Homeowners had three (3) minutes maximum per item.

- A homeowner asked about getting an AED unit for the Clubhouse.
  - This would be a request of Romero Group, as they manage the Clubhouse for Aspen Village. The Board agreed that it would be a good idea to have one.

**5. BOARD COMMENTS**

The Board opened up discussion for items not on the agenda.

- Director Ellen Anderson discussed the store to be built at the Landfill.

**6. DISCUSSION WITH ASPEN VILLAGE METRO BOARD**

The Board met with the Aspen Village Metro Board to discuss the need and plans for a new wastewater treatment plant for Aspen Village.

**7. OLD BUSINESS**

**Old Business**

- Lot #076 – Unmaintained Carport
  - The Board discussed what action to take regarding lack of response from the Owner, and continued habitual violations of unmaintained carport on Lot.

Director Suzanne Roth moved and Director Ellen Anderson seconded to fine the Owner of Lot 76 \$850.00, which includes the fine amount for a first, second and third violation per the

Fine Schedule, listed in the Enforcement Policy for Aspen Village, in addition to an additional \$500.00 per month, on the first of every month, as long as the violation remains uncured.  
Motion Passed.

Director Ellen Anderson added that she would be willing, as a neighbor only, to help the Owner of Lot 76 clean up the unmaintained carport.

**ACC Report**

- Quorum was not met at the ACC Meeting on November 9, 2021. As such, there was no meeting or report to give.

**8. ADJOURNMENT**

Director Suzanne Roth moved to adjourn the Board Meeting at 8:08 p.m., Director Ellen Anderson seconded. Motion Passed.

The next Aspen Village Board Meeting will be on **Tuesday, December 8, 2021.**