

# Aspen Village Homeowner's Association Special Owners Meeting Record of Proceedings

Dave Ritter, President

Matt Zubrod, Director

Bill Woodward, Secretary

Casey Ward, Director

Suzanne Roth, Treasurer

Tuesday, January 21, 2020 at 6:20PM at  
Aspen Village Clubhouse, 31 Aspen Village Road, Aspen. CO 81611

## 1. Call to Order

The meeting was called to order at 6:20 PM.

## 2. Proof of Notice of Meeting – Mailed Friday, January 10, 2020

Mr. Hays provided proof of meeting notice within the meeting packet.

## 3. Quorum of Members

### Members Present:

- Dave Ritter
- Bill Woodward
- Suzanne Roth
- Matt & Denise Zubrod
- Casey Ward
- Jason Creamer
- Mignon Wills
- Ellen Anderson
- Jeff Pogliano
- Penelope Kinsman
- Nick Green
- Luiz Herrera
- Daniel Pierce
- Roger Baillargeon
- Dennis Philen
- Tom Dunn
- Donnie Lee
- Gary & Renee Sandbach
- Pat Fitzharris (via Proxy – given to Roger Baillargeon)
- Michael Toth (via Proxy – given to Roger Baillargeon)
- Laura Palmberg (via Proxy – given to Jeff Pogliano)

Aspen Village Homeowners Association  
c/o The Romero Group

Mailing: PO Box 4100 Physical: 350 Market Street, Suite 304, Basalt, CO 81621  
Ph. (970) 273-3100 Fax (970) 797-1851

- Kate & James Spencer (via Proxy – not given to anyone, defaults to Board)

*There was not a quorum of Members.*

A quorum requires a minimum of 30 Members present in person or via Proxy (20 percent of the total number of Members (150)).

Others Present:

- Hank Hays (The Romero Group)
- Kayla Brager (The Romero Group)
- Matt Ciminelli (The Romero Group)

**4. Approval of Annual Owner’s Meeting Minutes from May 14, 2019**

The minutes could not be adopted, since there was no quorum. There were no questions or comments from those in attendance.

**5. 2020 Budget Presentation**

Mr. Hays and Ms. Brager presented the 2020 budget.

Ms. Brager noted that Management has recommended assessing a nominal amount for dues, however, the Board has directed Management to not assess dues with the continued efforts to merger the HOA with the Metro District. The Board’s intent is to use reserves to cover operations and anticipates interlocking the HOA and Metro Dist. by April 2020.

The budget was ratified as there was not a quorum of membership intending to veto the budget.

**6. Other Business**

There was no other business to conduct.

**7. Adjournment**

Mr. Ward made a Motion to adjourn the meeting; seconded by Mr. Zubrod.

*The Motion passed unanimously.*

*The meeting was adjourned at 6:31 PM.*

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