

**ASPEN VILLAGE HOMEOWNERS' ASSOCIATION
ELECTION OF DIRECTORS BY WRITTEN BALLOT
*WRITTEN BALLOT***

The purpose of this Election of Directors by Written Ballot is to fill the five (5) open seats on the Board of Directors. In order to preserve the staggered terms on the Board, two (2) of the seats will be for three (3) year terms, two (2) seats will be for two (2) year terms, and one (1) seat will be for a one (1) year term. In order for this Written Ballot to be effective in electing directors, at least ten percent (10%) of the Membership must cast their votes and return their Written Ballot to the Association by no later than December 12, 2023 at 5:30 pm.

The Owners of each Lot in the Association are entitled to cast five (5) votes in this election for Directors. If Owners representing at least ten percent (10%) of the Membership in the Association cast their votes, the two (2) candidates receiving the highest number of votes will each be elected to serve a three (3) year term, the next two (2) candidates receiving the highest number of votes will each be elected to serve a two (2) year term and the next candidate receiving the highest number of votes will be elected to serve a one (1) year term. Since this is a contested election, the portion of this Written Ballot where you identify your name and the address of the Lot you own at Aspen Village, will be separated from this Written Ballot and the secrecy of your vote shall be maintained.

CANDIDATES: Place an "X" next to the five (5) candidates for whom you are casting your votes. You may write in a candidate in the space provided below and cast one of your votes for that candidate. Do not vote for more than five (5) candidates and do not cast more than one (1) vote for any individual candidate. However, you are not obligated to cast all of your available votes in this election.

James Anderson

Jason Creamer

Dan Fellin

Michael Masciocchi

Laura Post

Suzanne Roth

Tyler Schube

Kate Spencer

Write-in Candidate

Your Name: _____

Address of the Lot you own at Aspen Village:

You may deliver your completed Written Ballot to the Association by no later than 5:30 pm at the Annual Meeting on December 12th, which will be held at the Aspen Village Clubhouse *or* you may mail or email or drop off your completed Written Ballot by no later than that same date and time to Megan Rodman using the following information:

Email: hoa@aspenvillage.info

Mail: Aspen Village Homeowners' Association, c/o Megan Rodman, 31 Aspen Village,
Aspen, CO 81611

Physical drop off: The Aspen Village Clubhouse drop box, to the right of the main Office front door.

Written Ballots received after 5:30 pm on December 12, 2023, will not be counted.

JAMES ANDERSON

Dear Aspen Village Residents,

My name is Jim Anderson. I have been a resident of Aspen Village Since 2004, and have lived in the Roaring Fork Valley since 1998. I love raising my family in Aspen Village and believe it is a gem within this valley.

I look to be on the HOA Board to continue to foster an equitable and friendly environment within the community. If elected to the board my goals would be to keep costs of living in our community affordable while at the same time preserving the things that make our community special. I would appreciate your vote and look forward to representing you.

Best regards, Jim Anderson
#135 Aspen Village

JASON CREAMER

Why do you want to run for the Board of Directors?

- 1) because i was notified that there was an open space

What qualifications do you have that would allow you to effectively lead the Association?

- 2) I am a project manager at my construction company and am effective planner and can bring people together to get things started and completed in a unified way

During your term(s) of service, what goals do you hope to achieve?

- 3) I hope to bring positivity to the board, positivity to our community. I will present a positive outlook instead of policing our neighbors like some previous board members. Thank you
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DAN FELLIN

My name is Dan Fellin and have lived in Aspen Village the entirety of my life in the Roaring Fork Valley. I have been here over a decade, and after my time here I have seen what has, has not, and could work in regards to our community. I believe that our neighborhood is a special one in the valley and want to help do my part for our community. Having built a house in the neighborhood, I am familiar with the process and can be a help that way as well.

MICHAEL MASCIOCCHI

As a husband, father, and accounting professional who was fortunate enough to return to the valley in which I grew up, serving on the Board of Directors of Aspen Village's Homeowners' Association is a unique opportunity to contribute to the well-being of our local community. I believe in fostering communication, collaboration, and engagement, and that honest discussion and mediation is the preferable way to address concerns. I am committed to ensuring our neighborhood remains safe and welcoming. I have witnessed the positive impact dedicated boards can have on their neighborhoods, and I am eager to serve our community.

My experience growing up and raising children in the community, my accounting knowledge, and my service as Treasurer of the Aspen Historic Parks and Recreation District Board provides me with unique insights and the necessary skills to effectively contribute and lead. I believe in bringing groups together, facilitating productive discussions, and implementing solutions that benefit the entire community. Furthermore, my technical understanding of financial statements, treasury, revenue and expense management, asset management, and internal control aligns directly with the responsibilities of a board member. This expertise positions me to provide valuable insight and contribute productively to board discussions to help ensure the continued financial health and sustainability of our community.

I envision a community that flourishes in the short and long-term, that fosters unity and resident engagement, that is safe, welcoming, well-maintained, and that we are proud to call home. This involves continuing support of initiatives and events that unite the community, strategic planning, financial responsibility, and a proactive approach to addressing potential challenges.

Specific short-term priorities include:

1. Reviewing and aligning the historic association bylaws, rules and regulations, governance policies, and resolutions with the Colorado Common Interest Ownership Act to ensure the HOA complies with current state rules and regulations.
 2. Reviewing and addressing the long-term financial viability of the association as asset balances continue to deteriorate.
 3. Collaborating with the Aspen Village Metro District to address infrastructure and maintenance issues now and in the future to ensure our community remains well-maintained and functional.
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LAURA POST

Why do you want to run for the Board of Directors?

I would like to run to further support and improve the quality of life for the Aspen Village Community at large.

What qualifications do you have that would allow you to effectively lead the Association?

I personally have been a homeowner for 18 years. I've purchased four separate homes over those years and have been involved with many of the neighborhood associations for years. Each association had its own collection of needs, that provided me with diverse opportunities of working together with different demographics, regions and areas of growth. I have managed a family owned rental and an Airbnb, which provided me a vast range of experiences regarding property management and overall needs. I've had family in the Aspen area since the 60s, and understand the needs of the working population in an inflated market regarding housing and basic resources. Additionally I have served nonprofits for well over a decade, as a bookkeeper, event planner, volunteer coordinator and fundraiser. I am very familiar with the routine of serving the community without pay while collaborating with many different personalities. I understand the importance of group consensus versus individual needs for the greater good.

During your term(s) of service, what goals do you hope to achieve?

I hope I can help neighbors feel heard and supported to live a high quality life. I would like to personally help with community events and the beautification of the neighborhood. I also have a few ideas that could potentially bring in money for the neighborhood without much effort/impact and could additionally, enhance the resources for the immediate community.

Laura Post; 4404790367

SUZANNE ROTH

I have called Aspen Village my home for the last 39 years and raised my family between two different properties in Aspen Village.

I've had the pleasure to serve on the HOA for the last 13 years and I have had the honor, and opportunity to work with many different owners, board members and different styles of management in this time.

I am running for the Aspen Village HOA Board position in an effort to uphold your property's value while maintaining integrity and uniqueness to what makes Aspen Village so great.

Your home is your biggest asset and should be treated as such as we are a community of locals who love where we live.

To accomplish this, I would focus on working together as a community to revise the Governing Documents so that they are applicable to the current neighborhood environment, yet also consider future growth and governing issues. While there is need to enforce rules, I would like the new rules to be more user friendly and apply to the current times of Aspen Village. Some of the use restrictions in the Governing Documents are outdated and vague, and no longer apply.

This needs to be changed. Our documents should be easily understandable for everyone so that it is clear what we all stand for. I would like to see our neighborhood to continue to thrive to be unique, and a great place to call home.

Best Regards,
Suzanne Roth

TYLER SCHUBE

Why do you want to run for the Board of Directors?

To support our community at Aspen Village.

What qualifications do you have that would allow you to effectively lead the Association?

I have a background in business, finance and operations. I have experience as a program manager, CFO and financial consultant to various industries.

During your term(s) of service, what goals do you hope to achieve?

Figuring out how to fund our HOA and better align it's values with that of our homeowners.

Thank you, Tyler Schube, Lot 18

KATE SPENCER

Why do you want to run for the Board of Directors?

I have been serving on the HOA board for about 2.5 years. When I began, I didn't know much about our HOA or Metro district and I have learned so much. The HOA has some work to do to repair relationships with homeowners, build trust that what we're doing is beneficial for the neighborhood, and move forward. I've been working to build community in this neighborhood by creating the Aspen Village Facebook group, as well as organizing the Summer BBQ and Winter Bonfire. I talk with community members to try to represent each homeowner as much as possible as a board member. If elected, my goal is to continue to do things to improve the community feeling of Aspen Village and get more homeowners involved in the HOA/Metro district. The covenants need to be updated, and I believe educating homeowners on the rules (which will hopefully be more clear than they are now) will decrease instances of homeowners reporting each other for violations. This board has begun the process of figuring out alternative funding sources for the HOA that does not include homeowners dues/assessments, and I'd like to see that through.

What qualifications do you have that would allow you to effectively lead the Association?

I have served on boards of directors, am an effective communicator both verbally and in writing, and I am an eternal optimist. I also really enjoy a neighborly and respectful community.

During your term(s) of service, what goals do you hope to achieve?

1. Since I began, we have gone through a chaotic management change and realization that our financial situation is dire. We have spent a lot of time trying to figure out how to fund the HOA without implementing monthly dues. That is my number one priority to follow through with and the reason I'd like to continue to serve Aspen Village HOA.

2. Regardless of direction we take, we NEED to minimize the complaints made to management by educating homeowners about the rules, communicating effectively with each other, and creating a better sense of community. This will save us all money and we will have a better neighborhood.

3. I will continue to plan, organize, and implement the summer BBQ and winter Bonfire events. Within reason and appropriate parameters, implement more events and amenities to the neighborhood (ideas I've heard: cornhole tournaments, ice skating rink, cross country ski trail, hiking trails, Halloween party in the clubhouse, sports fields, etc.)

Thank you for your consideration!
Kate
