M I N U T E S

ASPEN VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

June 11, 2024
6:30 pm

Join Zoom Meeting
https://zoom.us/j/99862544369?pwd=oKXw8gV08ipYGGAVaKyQSSyPr6FsC2.1

Meeting ID: 998 6254 4369
Passcode: 314816
Dial by your location: +1 719 359 4580 US

Board Members:
James Anderson | Dan Fellin | Michael Masciocchi | Tyler Schube | Kate Spencer

Directors Present:	Kate Spencer	President
	Michael Masciocchi	Treasurer
	Dan Fellin	Secretary
	Tyler Schube	Director
Directors Absent:	James Anderson	Vice President
Property Manager Present:	Megan Rodman	Property Manager
Owners Present:	Betsy Burns Sima	Lot 74
	Dan Sima	Lot 74
	Joy Reichert	Lot 113

1. CALL TO ORDER

Director Kate Spencer called the Board Meeting to order at 6:34 PM MST.

2. APPROVAL OF MAY 14, 2024 BOARD MEETING MINUTES

The Board of Directors reviewed the draft May 14, 2024 Board Meeting Minutes.

Director Kate Spencer moved and Director Miachel Masciocchi seconded to approve the draft May 14, 2024 board meeting minutes as presented. No homeowner comments. Motion Passed.

3. HOMEOWNER COMMENTS

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

- The owner of Lot 74 asked if anything was going to be done about the two inoperable vehicles that have not moved from the carport at Lot 76. The owner also asked if dogs are allowed in Aspen Village.

Director Kate Spencer provided an update on what the Board has done to resolve the inoperable vehicles parked in the carport of Lot 76. Director Dan Fellin informed the Board that Senior Services has been helping the owner of Lot 76. Management informed the owner of Lot 74 that dogs are not allowed in Aspen Village HOA.

4. BOARD COMMENTS

Present Board Directors had no comments.

5. HOA FINANCIAL REPORTS

The Board of Directors were presented with the 2024 May Financial Reports – Balance Sheet, Budget v. Actuals, Profit & Loss and Check Detail report.

Director Michael Masciocchi has reviewed the financials and asked Management to confirm that of the three CDs, one is coming due each month. Management confirmed this is correct.

Director Kate Spencer moved and Director Michael Masciocchi seconded to approve the 2024 May Financial Reports as presented. No homeowner comment. Motion Passed.

6. BORROWING METRO'S PHONE CALLING SYSTEM

Director Kate Spencer informed the Board that Valerie Carlin will keep the equipment following their Metro District Meetings so that the HOA can borrow it for their board meetings. Director Kate Spencer will bring the equipment to each HOA Board meeting. Management will create a zoom link for each meeting going forward.

7. UPDATE ON THE FUTURE OF ASPEN VILLAGE HOA AND CHARGING ASSESSMENTS

The Board of Directors continued discussion on the future of Aspen Village HOA and charging assessments to continue funding operations of the HOA.

The Board would like to have copies of the first draft of the Amended and Restated CC&Rs available if possible for the July 27th BBQ to begin the discussion of updating this document with owners.

The Board has made no decisions on what amount to charge in assessments to owners, but wants owners to know that charging assessments for AVHOA is coming.

Should get a first draft of the amended CC&Rs by the end of this week per an email from legal counsel.

Director Dan Fellin asked that this topic be a reoccurring monthly Agenda item going forward with the goal that the Board keeps the conversation going and to keep owners informed of what's coming.

The Board agreed that after receiving the first draft of the amended and restated CC&Rs from legal, the Board will review, and then schedule a townhall with owners to discuss.

Next steps:

- The Board will review the first draft of the amended and restated CC&Rs at the July 9th meeting
- Then, advertise this project & discussion of charging assessments in 2025 at summer BBQ
- Then have Rules & Regulations document, ACC Guidelines and amended and restated CC&RS for AVHOA by the September 10th Board meeting and tentatively schedule that meeting as a town hall to review all three documents with owners.

8. RATIFYING ROFR HOMES SOLD IN AVHOA

The Board of Directors did not receive ROFR before the sale of Lot 44. Management will reach out to APCHA, Cindy Christensen, to figure out how this occurred. Luisa Berne is the new owner.

9. SUMMER BBQ

The Board of Directors will be hosting the annual Summer BBQ for Aspen Village on July 27th, 2024. Owner Matt Zubrod will help with donations of food. Advertising for this even will be reoccurring in emails to owners, as well as notices posted on FaceBook and around the HOA. Director Kate Spencer will assist with setting up the event. It will be potluck style and owners are welcomed to contribute food/drink. The BBQ will be from 12:00pm to 3:00pm.

10. COMMUNITY SWAP REVIEW

The Board of Directors discussed the Community Swap that occurred on June 2, 2024.

Feedback received from owners is that they want Trash Day instead of a Community Swap. Overall, the event had moderate participation. Saturday seemed to have the most participation by owners. With the discussion of charging assessments in 2025, it is possible with a source of income for the HOA, that Trash Day could be held next year.

11. JUNE 11 ACC MEETING REPORT

Directors Dan Fellin and Tyle Schube reported to the Board the following ACC updates:

- Lot 30 – ACC Application for a new fence approved
- Lot 86 – ACC Application to paint home not approved; missing pictures of colors to be used
- Lot 110 – ACC Application for hot tub/ new fence not approved; permits have not been obtained
- Lot 121 – ACC Application for new storage shed and to make carport repairs not approved; incomplete application
- Lot 122 – ACC Application for new roof not approved; owner no longer plans to make this improvement

12. EXECUTIVE SESSION

The Board of Directors will end the open session portion of the Board meeting and move into executive session to:

- Review of or discussion relating to any written or oral communication from legal counsel

Director Dan moved and Director Miachael seconded to end the open session of the Board meeting and to move into Executive Session at 7:26pm. No homeowner comment. Motion Passed.

Director Dan Fellin moved and Director Kate seconded to end Executive Session and to move back into Open Session at 7:37PM. Motion Passed.

13. ADJOURNMENT

Director Miachel moved and Director Kate Spencer seconded to adjourn the Board Meeting at 7:38 PM MST. Motion Passed.

The next Aspen Village Board Meeting will be on June 11, 2024.

HOA Board Meeting Dates for 2024:

- August 13, 2024
- September 10, 2024
- October 8, 2024
- November 12, 2024

FUTURE AGENDA MEETING TOPICS

- Charging HOA Assessments
- Amending the CC&R's update
- Managing the FaceBook page update