

# MINUTES

## ASPEN VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

July 12, 2022  
6:30 p.m.

### Board Members:

Suzanne Roth | Ellen Anderson | James Anderson | Matt Zubrod  
Kate Spencer (Interim Director)

<b>Directors Present:</b>	Suzanne Roth Ellen Anderson Matt Zubrod Kate Spencer	Board President Board Treasurer Board Director Interim Board Director
<b>Directors Absent:</b>	James Anderson	Board Director
<b>Property Manager Present:</b>	Diane Spicer	Aspen Places, Property Mgr.
<b>Owners Present:</b>	Lot 2 Roger	

### 1. CALL TO ORDER

Director Suzanne Roth called the meeting to order at 6:30 p.m.

### 2. APPROVAL OF MEETING AGENDA

The Board considered approving the agenda for this meeting – July 12, 2022.

Items added to the agenda:

- Lot 19
- RFTA Bus Stop

Suzanne moved to approve the agenda as amended; Kate seconded. Motion Passed.

### **3. APPROVAL OF MEETING MINUTES**

The Board Directors reviewed the June 14, 2022, draft meeting minutes.

Suzanne moved to approve the June 14, 2022, draft meeting minutes as presented, seconded by Ellen. Motion Passed.

### **4. HOMEOWNER COMMENTS**

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

- Lot 2 Roger does not like how the ACC can grant variances vs specifically following the ACC documents. He will be following up with his legal counsel. Additionally, Ellen Anderson is concerned about the cavalier way in which variances are granted and would like the ACC to have guidelines as to when, why, how, what for, the variance is determined. She is specifically concerned about how structures can be approved, such as garbage can sheds. She would like a clear definition from AV Legal Counsel as to what justifies a variance vs the board blindly saying yes to anyone who asks or might be a friend of someone on the Board. Management will follow up with Molly Foley-Healy, AV legal counsel.

### **5. BOARD COMMENTS**

The Board opened discussion for items not on the agenda.

- None

### **6. MANAGEMENT REPORT**

- Aspen Village Checking/Saving/CD accounts = \$192,478.40
- Diane spoke with AV legal counsel regarding \$100 per lot assessment to cover the cost of Amending and Restating the Declarations. Molly advised the Board to incorporate the \$100 assessment into the annual budget and present it to the Homeowners at the Annual Meeting in December OR call a special meeting to present the budget to the Homeowners. The Homeowners do NOT need to approve the budget; however, a 51% majority of total homeowners can vote to veto the budget at either meeting. The Board will move forward with the process and sign and engagement letter with WLPP using funds they currently have in the bank. The cost of Amending and Restating the Declarations is @\$8,500. In addition to the Sopris Village Decs, management will provide the Board with some other documents as examples. Molly will be updating the documents to comply with current CCIOA laws in addition to items specific to Aspen Village.

## 7. NEW BUSINESS

The Board discussed the following topics:

- Lot 103 selling Glenwood home and moving back to Aspen Village per APCHA intervention.
- Lot 117 was not living in her home as APCHA requires, owner/s caretake the Sundeck, HOA had accepted owner request for 2 roommates over the winter.
- Lot 17 garbage cans in the street. This is something Metro/Romero would police since they oversee the streets.
- Lot 28 will install a permanent privacy fence vs temporary as approved previously by ACC.

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## 8. OLD BUSINESS

The Board discussed the following topics:

- Community BBQ August 6, 2022, 4-6 PM; Matt will order burgers/cheese, dogs, buns, veggie burgers, salad, cutlery to be reimbursed by HOA. Kate will make flier to distribute and hang in mail room. Kate will be in charge of RSVPs.
- Lot 18 renter form follow up – Management TO DO
- Lot 19 – Parking on 2 pavers. Mr. Gray needs to put in a proper driveway via an application to the ACC rather than park on 2 pavers and his walkway. Management will follow up.
- Aspen Village RFTA Bus Stop – Ellen spoke with Angela at RFTA regarding the illegal parking at the bus stop, a lot of which are AV residents and/or guests. RFTA did respond by ticketing. Suzanne spoke with AVFD, Rick Ballinger to ask him to clean up the Fire Station area. The area was cleaned up.

### ACC Report

- Lot 75 gravel driveway approved; fence hasn't been approved and will be considered pending a survey of lot lines.
- Lot 3 Gondola and Flower beds approved
- Lot 80 new build approved
- Lot 88 was to be inspected but not ready yet. Tom and Denise to inspect when ready.
- Lot 104 plans need to be distributed to ACC. Tom and Denise to inspect work.
- Lot 110 approved for deck and fence

## 9. ADJOURNMENT

Suzanne moved, and Ellen seconded to approve adjournment of the Board Meeting at 7:15 PM MST. Motion Passed.

**10. Executive Session** – Aspen Places Staffing and Job Description

Ellen moved for Executive session @7:16 PM

Suzanne second. Motion passed.

Ellen moved to end executive session @7:20PM

Board Meeting resumed 7:21 PM

Board meeting adjourned 7:26 PM by a motion from Matt and a second from Suzanne. Motion passed.

The next Aspen Village Board Meeting will be on **Tuesday, August 9, 2022**