

Dave Ritter, President ◦ Bill Woodward, Secretary ◦ Suzanne Roth, Treasurer
Matt Zubrod, Director ◦ Ellen Anderson, Director

BOARD OF DIRECTOR'S MEETING
Tuesday, October 20, 2020 at 6:30 PM Mountain Time
Meeting was held at 31 Aspen Village, Aspen, CO 81611 and Via Teleconference.

RECORD OF PROCEEDINGS

ITEM NO. 1: Determine Quorum – Call to Order -

Meeting called to order at 6:30PM. It was determined a quorum of Directors was present.

Directors Present Included: Dave Ritter, President; Bill Woodward, Secretary; Suzanne Roth, Treasurer; Ellen Anderson, Director; Matt Zubrod, Director via teleconference.

Others Present: Tyler Shube, Jay Dewire, Valerie Carlin, Jeff Pogliano, Neil Stapleton, Sophie Stapleton, Grant Amundson and Chris Baker and Hank Hays, Tracy Forristall, Jerome Simecek and Val Loughman of The Romero Group.

Ms. Forristall introduced herself to the board and gave a brief background on herself. Tracy is the new accountant for Aspen Village with The Romero Group.

ITEM NO. 2: Approval of Agenda

Ms. Roth made a Motion to approve the agenda with amendments of adding Airport Update under Old Business and Management under New Business; second by Mr. Woodward.

The Motion passed unanimously by voice vote.

ITEM NO. 3: Approval of Minutes from September 22, 2020

Mr. Woodward made a Motion to approve September 22, 2020, Meeting Minutes as amended by adding to minutes list of violations and adding legal counsel comments to questions requested by the board; second by Ms. Anderson.

The Motion passed unanimously by voice vote.

ITEM NO. 4: Homeowners Comments: There were no homeowner comments.

ITEM NO. 5: Board Comments – Ms. Anderson commented on the alleged poisoning of ESA dogs in the community along with comments on ADU residence violation concerns. Mr. Amundson commented on Aspen Village ESA dog rules and requested dog be allowed in community. Mr.

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Amundson was advised this was Metro District matter and he needed to address at the Metro meeting following this HOA meeting.

ITEM NO. 6: Financials – Ms. Forristall explained the budget format and stated there is no income revenue since Association Dues are not being collect. In the 2021 budget Association Dues were budgeted at \$100 Annual per homeowner. It was asked if other Associations similar to Aspen Village collect dues, Ms. Forristall mentioned she was aware Holland Hills Association does collect dues. Mr. Ritter mentioned the dues were stopped because of sunseting of the Association was anticipated. Ms. Forristall went through the rest of the budgeted expenses and explained variances that were notable. The proposed 2021 operating budget was \$61,884. Mr. Ritter requested the 2021 budget only reflect six (6) months of expenses with the anticipation the HOA will be sunset by mid 2021. And NO Assessments shall be included in the budget. Ms. Forristall stated she will revise and send out a new budget for review.

ITEM NO.7 : Manager's Report – Management gave a brief update on construction projects in progress.

- Lot #18 – Approval was given for fence on Oct. 8, 2020 electronically from the ACC. Ms. Roth mentioned she noticed the owner had a new renter and the renter was parking appropriately.
- Lot #104 – Approval was given for partial fence installation on Oct. 8, 2020 electronically from the ACC.
- Lot #79 – Approval was given for re-roofing project on October 8, 2020 electronically by ACC.
- Lot #35 – Seeking approval to install additional driveway, deck and partial fence. Board gave approval at ACC meeting. Owner stated he most likely will be using concrete account of the time of year and asphalt not readily available.
- Lot #11 – Owner seeking approval to replace homes skirting materials, partial gutter replacement and window wood trim. ACC gave approval to start replacement project.
- Lot #12 – Owner attended the ACC meeting requesting approval to remove and replace two old sheds and grade front yard for additional parking spot. Owner was advised he needed Pitkin County permit for the projects and plans were required.

ITEM NO. 8: Old Business –

a. Lot #19 Parking on Front Lawn – Management advised the Board notice was sent to the owner on July 27th and August 19th with no response from the owner. Additional notice was done on September 18th to be served by a Pitkin County Sheriff. Management found out that Pitkin

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County Sheriff office does not serve notices any longer, even through Management researched on the County website. Board directed Management to find another professional that could serve the papers. Board advised Management to start compiling all fees incurred for this owner's violation and to start the legal remedies per the Associations governing rules.

b. Ms. Anderson gave an update on the airport expansion. She is on the committee for the airport expansion. She noted flight operations are going up and 90% of the operations are private planes. She encouraged owners to listen to a broadcast that will be held on Grass Roots and stated she will continue to fight against the expansion.

ITEM NO. 9: New Business –

a. Mr. Hays gave an update on the list of owner violations. Ms. Anderson requested each violation be mentioned that was on the list and update to be given.

a. Owner Violation Discussion:

Lot 13 (Carport full of items, not enclosed by tarps) – Owner came into compliance.

Lot 15 (Vehicle non-operating) – Owner stated vehicle is operational & will advise husband to stop storing items in the vehicle. Management will continue to monitor.

Lot 19 (Parking on Front Lawn Grass - 3rd Violation sent) – Discussed in Old business.

Lot 27 (Vehicle in Drive non-operating) – Owner came into compliance.

Lot 32 (Basketball Hoop) – Owner cleaned up front yard.

Lot 51 (Fence falling down/yard maintenance required) – Owner emailed violation, no response received.

Lot 60 (Stair / Fence Status) – Per County Code Enforcement, lower residence has been Red Tagged.

Lot 67 (non-compliance ADU) – Contacted Pitkin County Enforcement

Lot 96 (Camper in Driveway) – Removed from Driveway and taken to Las Vegas

Lot 106 (Over 3 cars parked in Driveway) – Owner called prior board gave permission to store classic cars. Management asked for documentation.

Lot 107 (Motorcycle on Grass) – Owner responded and said it was just placed there for a short time, actually has a parking spot for the motorcycle along his driveway.

Lot 109 (Lawn Maintenance) – Owner emailed and stated he was cleaning up.

Lot 111 (Lawn Maintenance – over grown landscape) – Upon inspection owner cleaning up yard.

Lot 112 (Lawn Maintenance – over grown landscape) – Upon inspection owner has not cleaned up yard. 2nd notice to be sent.

Lot 114 (Tires in Driveway) – Upon inspection tires have been removed.

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Lot 122 – (Parking more than 3 vehicles – Clean up yard) – Owner responded stating he is trying to be in compliance and cleaning up yard and will not park more than 3 cars on lot.

Lot 130 –(Parking more than 3 vehicles on lot) – Owner responded stating he will monitor more closely with family.

Lot 132 (Tree Branches on front lawn) – Upon inspection tree branches removed.

Lot 135 (Pop Up Camper In Driveway) – Upon inspection camper removed.

Lot 147 (Parking Red Van on Gravel) – Per recent inspections, no longer parking on the gravel.

Lot 149 – (Camper parked on Lot) – Owner was packing up camper for a trip.

New Violations sent October 14, 2020

Lot 113 – Notice for lawn maintenance

Lot 132 – Stacked bags of gardening materials in front drive

b. Management – Ms. Roth mentioned due to management costs they have reached out to another management company, ARA Real Estate Management for a proposal. Mr. Ritter stated if considering a new management company, the Board needed to inform the proposed management that the contract might only be for short term of approximately 6 months due to sunset of the HOA. Ms. Roth mentioned she would contact ARA Real Estate to see if they would be interested short term.

Mr. Zubrod commented that he had contacted 30 homeowners on their opinion of TRG and all were very favorable of TRG management.

Ms. Roth made a motion to contact ARA Real Estate to see if they would be interested in a short term contract; Mr. Woodward second.

There were 3 yes votes and 2 opposed.

Other discussion:

- Management stated that Molly Foley-Healy, Association Counsel was not able to attend tonight meeting and they will see if she can attend the next scheduled meeting.

ITEM NO. 10 Executive Session – There was not an executive session.

ITEM NO. 11: Next Meeting Date

The next Board meeting will be held Tuesday, November 17, 2020 at 6:20 PM.

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ITEM NO. 12: Adjournment

The meeting adjourned at 7:29PM.

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
Hank D. Hays

DRAFT