

**ASPEN VILLAGE HOMEOWNERS' ASSOCIATION, LTD
BOARD OF DIRECTOR'S MEETING**

**March 17, 2020
Via Teleconference**

RECORD OF PROCEEDINGS

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

Mr. Ritter called the meeting to order at 6:26 PM. It was determined a quorum of Directors was present.

Directors Present Included: Dave Ritter, Pres., Suzanne Roth, Tres., Bill Woodward, Sec. Casey Ward, Dir Matt Zubrod, Director

Others Present: Hank Hays and Val Loughman of The Romero Group

ITEM NO. 2: Approval of Agenda

Mr. Ward made a Motion to approve agenda; second by Mr. Woodward.

The Motion passed unanimously by voice vote.

ITEM NO. 3: Approval of Minutes from January 21, 2020

Mr. Ward made a Motion to approve January 21, 2020 Meeting Minutes as written; second by Mr. Woodward.

The Motion passed unanimously by voice vote.

ITEM NO. 4: Home Owner Comments: [There was no new business to conduct.]

ITEM NO. 5: Manager's Report -

- Construction Update from ACC meeting
 - Lot #29 – Permit was received with construction beginning March 13th.
 - Lot #69 – Owner's moved belonging into community storage unit.
 - Lot #49 – Attend meeting to discuss an addition they are planning to construct.
 - Lot #46 – Presented plans for emergency roof repairs.

ITEM NO. 6: Old Business -

- Merger with Metro District -
Mr. Ritter mentioned he had a phone conversation with APCHA regarding the merger of the Metro Dist. & Homeowners Association. He stated he anticipated there will be demand requests from APCHA.

Mr. Casey asked if the draft agreement was completed by Paul Taddune. Management said will has and will be discussed at the Metro meeting. Mr. Hays mentioned he will ask the Metro board if he can share the draft agreement with the HOA board.

- Lot # 60 Update: Management stated they are in receipt of the correct Pitkin County Attorney letter dated December 13, 2019 for the owners ESA pet. The Romero Group contacted the owner regarding concerns of a renter living in the lower level. Owner stated it was a family member. Board requested Management to contact the Pitkin County for code violations concerns.

ITEM NO. 7: New Business

- Lot #77 – Flatbed trailer in carport – Management stated violation notice letters have been sent and the trailer has not been removed from the property. The board stated they can not be selective on enforcement based on owner circumstances and elected to assess violation fines per the CC& R’s.

Mr. Woodward made a Motion to assess violation fine of \$50.00;second by Ms.Roth.

The Motion passed unanimously by voice vote.

ITEM NO. 8 Executive Session (if needed)

[No executive session was required.]

ITEM NO. 9: Next Meeting Date

The next Board meeting will be held Tuesday, April 21, 2020 at 6:20 PM.

ITEM NO. 10: Adjournment

Mr. Ritter adjourned the meeting at 6:45 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
Hank D. Hays