

MINUTES

ASPEN VILLAGE HOMEOWNERS ASSOCIATION TOWN HALL

April 29, 2025
6:00 pm

Aspen Village Clubhouse
31 Aspen Village Rd

Join Zoom Meeting

<https://zoom.us/j/93568120262?pwd=e0aCc9WftvB0JSFyBttAOcqtZs4MzM.1>

Meeting ID: 935 6812 0262

Passcode: 803328

Dial by your location: +1 719 359 4580 US

Board Members:

Kate Spencer | James Anderson | Michael Masciocchi | Dan Fellin | Tyler Schube

Directors Present:	Kate Spencer	President
	James Anderson	Vice President
	Michael Masciocchi	Treasurer
	Tyler Schube	Director
Directors Absent:	Dan Fellin	Secretary
Property Manager Present:	Megan Rodman	Property Manager
Owners Present:	Ellen Anderson	Lot 45
	Roger Baillageon	Lot 2
	Suzanne Roth	Lot 28
	Kimberly Roberts	Lot 118
	Susan Jackson	Lot 134
	Joy Reichert	Lot 13

1. CALL TO ORDER

The Board of Directors meeting was called to order by Director Kate Spencer at 6:33 PM MST.

2. HOMEOWNER COMMENTS

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

- Ellen Anderson, Lot 45, asked to view the draft meeting minutes, is concerned about what is being recorded in the minutes with regards to the Food Truck, she is frustrated with the scheduling changes of the board meeting, acc meeting and town hall, distressed to see the ACC meeting is via zoom prefers the meetings be in person, she does not agree with the HOA stance on the food truck and finally there are people camping on the 700 acres between Aspen Village and the Aspen divide, she has talked to the assessor and the people who own the property do not live here and she is concerned with people camping there.
- Roger Baillageon, Lot 2, commented that historically meetings have been on Tuesdays and was discouraged that this meeting had been rescheduled. He is also concerned about people camping back on the Wheeler property.

3. APPROVAL OF MARCH 11, 2025 BOARD MEETING MINUTES

The Board reviewed and considered for approval the March 11, 2025 draft meeting minutes.

Director Kate Spencer moved Director Michael Masciocchi seconded to approve the March 11, 2025 meeting minutes. No homeowner comments. Motion passed.

4. BOARD COMMENTS

The Board will open up discussion for items not on the Agenda.

- Director Kate Spencer noted that the meeting date was adjusted to better accommodate the Board's schedule. She also stated that she would reach out to the Metro District regarding camping on private property, but clarified that the HOA has no enforcement authority since the area in question is not HOA property.
- Director Michael Masciocchi inquired about how to encourage better attendance at the second Town Hall meeting. Suggestions included offering pizza and drinks for up to 30 attendees and distributing flyers to promote the event.

5. TRASH CAN UPDATE

The Board of Directors announced that trash can assembly will begin at 9:00 a.m. on Saturday, May 3, 2025, at the maintenance lot. Coffee and donuts will be provided. Owners must bring their old trash cans in order to receive a replacement. Thanks to a grant secured by Director Dan Fellin, the community will benefit from reduced monthly rental fees.

- Susan Jackson, Lot 134, asked whether she needed to be present to receive a new trash can. As distribution is on a first-come, first-served basis, yes—she must attend to claim one. She also asked whether damaged cans could be replaced in the future. The Board confirmed that she will receive a trash can and that they will address future replacement needs as they arise.

- Roger Baillageon, Lot 2, inquired why only 100 new trash cans were received instead of 150. The Board explained that the Sheriff's Office applied for a grant, not knowing at the time that it would result in monthly cost savings. The grant provided \$50,000, which was sufficient to purchase 100 trash cans.

Director Kate Spencer will coordinate event logistics.

6. HOA FINANCIAL REPORTS

The Board of Directors reviewed and considered for approval the March 2025 Financial Reports.

Director Michael Masciocchi asked why IRS Form 1120 was filed instead of Form 1120-H. He will send his questions to Management, who will then follow up with the CPA for clarification.

Director Michael Masciocchi moved and Director Kate Spencer seconded to approve the March 2025 Financial reports as presented. No homeowner comments. Motion passed.

7. 2025 ASSESSMENT UPDATE

The Board of Directors was provided with an update on the collection of the first installment of the 2025 assessment from the remaining 36 owners who had not yet paid. Per the Board's direction at the March 11, 2025 meeting, email reminders and mailed letters were sent to inform owners of their past due balances.

As of May 16, 2025, the first installment was 90 days past due. Management requested that the Board consider adopting a formal Collections Policy to allow Notices of Delinquency to be issued to delinquent owners.

8. STORAGE LOT UPDATE

Director Kate Spencer informed the HOA Board that the Metro Board voted against allowing storage of items in the open space during the wastewater treatment plant construction. While a few lots could technically have been used, concerns about increased traffic, potential field damage, and other impacts led to the decision. As a result, all items will need to be stored elsewhere, outside of the temporary allowances previously granted by the HOA for this summer.

Director Dan Fellin noted that an owner had submitted an application to install a storage tent in their backyard. The ACC deferred the request, stating it should be reviewed and approved by the Board, not the ACC as it would require granting a variance to the Declaration.

The Board also observed that some owners were parking items in areas not designated for parking.

Roger Baillageon, Lot 2, confirmed that he had submitted the storage tent application but has since decided to withdraw it. He no longer plans to install a tent or construct a storage shed in his backyard.

Management was directed to send a reminder email to all owners in violation of the parking exception, requesting that they park only in designated areas. The Board took no further action at this time and agreed to revisit the topic at the next Board meeting.

9. FOOD TRUCK UPDATE

The food truck application packet was formally submitted to the County. After discussion and strong opposition from a few residents, the Metro District voted to submit a letter opposing the application as Aspen Village's formal position. It was noted, however, in the food truck application packet that a community survey conducted last year showed majority support for the food truck, reflecting broader resident sentiment beyond those who regularly attend meetings to express opposition.

Ellen Anderson requested to see the survey that was sent to all owners regarding their interest in having a food truck. Director Kate Spencer agreed to provide this.

10. ADJOURNMENT

Director Kate Spencer moved and Director Michael Masciocchi seconded to adjourn the Board meeting at 7:48pm. Motion Passed.

The next Aspen Village Board Meeting will be on July 8, 2025 in person at the Aspen Village Clubhouse.

Annual Meeting of the Members

- December 9th, 2025 – in-person meeting @ Aspen Village Clubhouse