

MINUTES

ASPEN VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

February 9, 2022

6:30 p.m.

31 Aspen Village Clubhouse

Board Members:

Suzanne Roth | Ellen Anderson | James Anderson | Matt Zubrod | Dave Ritter

Directors Present:	Suzanne Roth	Board President
	Ellen Anderson	Board Treasurer
	James Anderson	Board Secretary
	Matt Zubrod	Board Director (via Zoom)
	Dave Ritter	Board Director

Directors Absent: None

Property Manager Present: Megan Rodman ARA, Property Manager

Owners Present:	Jeffrey Pogliano	Lot 068
	Matt Isaac	Lot 003
	Roger Baillargeon	Lot 002

1. CALL TO ORDER

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

2. APPROVAL OF FEBRUARY 9, 2022 AGENDA

The Board considered approving the agenda for this meeting – February 9, 2022.

Two items were added to the agenda:

- New Business – HOA Insurance policy
- New Business – Discussion of process to revise CC&Rs for Aspen Village
- Old Business – 9 Lots
- Old Business – Lot 3; Acquiring a Permit for Structure

Director James Anderson moved to approve the February 9, 2022 Agenda, with amendments, Director Dave Ritter seconded. Motion Passed.

3. APPROVAL OF JANUARY 11, 2022 MEETING MINUTES

The Board Directors reviewed the January 11, 2022 draft meeting minutes.

Director Ellen Anderson moved to approve the January 11, 2022 draft meeting minutes as presented, seconded by Director Matt Zubrod. Motion Passed.

4. HOMEOWNER COMMENTS

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

- Jeff Pogliano AVMD – asked the HOA Board to look again at selling the 9 undeveloped Lots.

5. BOARD COMMENTS

The Board opened up discussion for items not on the agenda.

- Director Dave Ritter announced that at the end of the Board meeting, he is resigning from the Board of Directors.
- The rest of the Board Directors thanked Dave for his years of service on the Board and wished him well.

6. HEARINGS

The Board moved into Executive Session for Hearings of Lots 016 and 022, Director Suzanne Roth moved, and Director Dave Ritter seconded. Motion Passed.

- Lot 016: Violation of Article VI Section 2: Animals
- Lot 022: Violation of Article VI Section 2: Animals
 - Article VI Section 2: Director James Anderson moved and Director Ellen Anderson seconded to give the Owners of Lot 22 a month to come into compliance from the date of today, to provide Management with documentation. Motion Passed.

The Board adjourned Executive Session and moved back into Open Session, Director Suzanne Roth moved, and Director Ellen Anderson seconded. Motion Passed.

The Board heard from the following homeowners regarding their violations:

- Lot 015: Violation of Article VI Section 8: Inoperable vehicle
 - Director James Anderson moved and Director Ellen Anderson seconded to allow the Owner to cure the violation by the next Board Meeting on March 8, 2022. Motion Passed.

- Lot 022: Violation of Article VI Section 8: Inoperable Vehicle
 - Director Suzanne Roth moved and Director Ellen Anderson seconded to give the Owner until next Board Meeting on March 8, 2022 to cure the violation, and move the inoperable vehicle into the overflow parking lot. Motion Passed.

7. **NEW BUSINESS**

The Board discussed the following topics:

- Board of Directors Code of Conduct Policy
 - The Board agreed by consensus to not create a Code of Conduct Policy at this time.
- Closure of First Western Bank CD Account
 - Director James Anderson moved and Director Ellen Anderson seconded to approve closing the First Western CD Account. Motion Passed.
- Purchasing of equipment for Zoom meetings
 - Director James Anderson moved, and Director Ellen Anderson seconded for Management to look at purchasing Zoom equipment for \$500.00 or under. Motion Passed.
- Approval of Lot 137: Renter/Roommate Form
 - Director Suzanne Roth moved and Director James Anderson seconded to approve the Renter/Roommate Form for Lot 137. Motion Passed.
- ESA and Service Animals Rules & Requirements
 - Management provided a Memo from Legal Counsel on ESA/Assistance Animal rules and proper conduct.

ADDED:

- HOA Insurance Policy
 - Director Dave Ritter moved, and Director Ellen Anderson seconded to cancel the HOA's current insurance policy and elect to start a new policy with American Family Insurance for a cheaper rate, paying the owed amount of \$2,126.04 in full. Motion Passed.
- Discussion of process to revise CC&Rs for Aspen Village
 - Director James Anderson moved, and Director Suzanne Roth seconded, to ask Management to ask Legal Counsel how much it would cost to go through the process of updating and revising the CC&R's for Aspen Village HOA. Motion Passed.

8. **OLD BUSINESS**

The Board discussed the following topics:

- Notice of Complaint vs. Warning Letters –
 - The Board decided to stick to the current process for sending complaints and warning letters for violations.
- HOA taking over parking enforcement vs. keeping enforcement with Metro District/Romero Group

- Director James Anderson moved, and Director Ellen Anderson seconded to have the HOA Board ask the Metro Board if it's possible to boot repeat offenders and ask Romero to do this. Motion Passed.
- ARA Property Management weekly drive throughs report
 - Management conducts a drive through of the HOA once a week.

ADDED:

- Lot 3; Acquiring a Permit for Structure
 - The Owner of Lot 3 was present, asking the Board the process for getting their approval for the structure (Gondola Cabin) currently placed on the front lawn, so that he could provide that to Pitkin County to get a permit. The Board was unable to give their approval of the structure (Gondola Cabin) as it does not meet setback requirements, as provided in the Aspen Village HOA CC&Rs. As such, the structure (Gondola Cabin), must be moved to a different location on the Lot that meets setback requirements, or removed from the Lot entirely.
 - Director Suzanne Roth moved, and Director James Anderson seconded to request that the Owner of Lot 3, move the structure (Gondola Cabin) by June 1, 2022, to another location on the Lot that meets setback requirements, and if it met setback requirements, they would give their approval of the structure, allowing the Owner to get a permit for the structure (Gondola Cabin) from Pitkin County. Motion Passed.
- 9 Undeveloped Lots in Aspen Village
 - Director Suzanne Roth moved, and Director Ellen Anderson seconded, that the Board will not pursue the selling of the 9 undeveloped Lots in Aspen Village at this time, and will wait to see what funding options the Romero Group presents to the Metro Board to fund the Waste Treatment Plant project. Motion Passed.

Violations

- Lot 03: Violation of Article VI Section 17: Maintenance of Space - CURED
- Lot 97: Violation of Article VI Section 8: Motor vehicles (4 cars) - CURED
- Lot 117: Violation of Article VI Section 8: Motor vehicles (illegal parking) - CURED
- Lot 137: Violation of Article I Section 1: Residential Use – IN PROCESS

ACC Report

- The ACC did not meet in January of 2022 and thus has no report to provide to the Board.

9. ADJOURNMENT

Director James Anderson moved and Director Matt Zubrod seconded to approve adjournment of the Board Meeting at 8:51 p.m. Motion Passed.

The next Aspen Village Board Meeting will be on **Tuesday, March 8, 2022.**