

# MINUTES

## ASPEN VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

January 9, 2024  
6:30 p.m.

### Join Zoom Meeting

<https://zoom.us/j/99474414331?pwd=eXNxczFld3VsbEFQcTkrVnphb2wwQT09>

Meeting ID: 994 7441 4331

Passcode: 134562

Dial by your location: (719) 359-4580

### Board Members:

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

<b>Directors Present:</b>	Kate Spencer	President
	James Anderson	Vice President
	Michael Masciocchi	Treasurer
	Dan Fellin	Secretary
	Tyler Schube	Director

**Directors Absent:** None.

<b>Property Manager Present:</b>	Megan Rodman	Property Manager
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<b>Owners Present:</b>	Suzanne Roth	Lot 028
	Ellen Anderson	Lot 045

### 1. CALL TO ORDER

Director Michael Masciocchi called the Board Meeting to order at 6:34 PM MST.

### 2. ELECTION OF DIRECTORS

Director Michael Masciocchi voted to nominate Kate Spencer as President and James Anderson as Vice President, Director Kate Spencer seconded. Motion Passed.

Director Kate Spencer voted to nominate Michael Masciocchi as Treasurer and Dan Fellin as Secretary, Director James Anderson seconded. Motion Passed.

### 3. PRESENTATION FROM LEGAL COUNSEL

The Board of Directors moved into Executive Session for discussion of matters with legal counsel.

Director Kate Spencer moved and Director Dan Fellin seconded to move into Executive Session at 7:20pm. Motion Passed.

Director Kate Spencer moved to conclude the Executive Session portion of the meeting and to move back into Open Session at 8:27pm, Director Dan Fellin seconded. Motion Passed.

#### **4. APPROVAL OF NOVEMBER 14, 2023 BOARD MEETING MINUTES**

The Board of Directors reviewed and considered for approval the draft November 14, 2023 Board Meeting Minutes.

Director Dan Fellin moved and Director Michael Masciocchi seconded to approve the November 14, 2023 Meeting Minutes as presented. Motion Passed.

#### **5. HOMEOWNER COMMENTS**

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

- Ellen Anderson, Lot 45, commented that she would like to be on the committee to re-do the declaration if that ends up happening. She also welcomed the new Board Directors on the Board. Asks the Board to take complaints from homeowners seriously.
- Suzanne Roth, Lot 28 asked that the Board advertise for recruiting for new members of the ACC. She spoke with Chad Abraham that holiday lights are allowed to be up from November 15<sup>th</sup> – January 30<sup>th</sup>.

#### **6. BOARD COMMENTS**

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

- Director Dan Fellin asked for February Agenda to have on it future of the HOA – assessments, go back over the budget, and revisit declaration revision.
- Director Kate Spencer asked that meetings be held monthly on the second Tuesday of the month. Keep meetings in an hour time frame. 6:30pm
- The Board of Directors agreed to have their next meeting on February 20<sup>th</sup> at the Aspen Village Clubhouse in person.

#### **7. ITEMS NOT ON THE AGENDA**

The Board of Directors were presented with a Right of First Refusal for Lot 064. The ROFR had a deadline of January 5, 2024 before the regularly scheduled meeting of the Board on January 9, 2024. As such, the Board voted via email to waive their ROFR and to allow Management, Megan Rodman, to sign on behalf of the Board to provide the notarized paperwork to the Land Title Company.

Director Michael Masciocchi moved and Director James Anderson seconded to approve Tyler Schube and Dan Fellin to be the Board Members on the Architectural Control Committee. Motion Passed.

No homeowner comments.

Management will send out communications to the HOA owners asking for interested parties to email [hoa@aspenvillage.info](mailto:hoa@aspenvillage.info) if they are interested in joining the ACC by February 20, 2024.

## **8. FINANCIAL REPORTS**

Management will have paperwork at the next Board Meeting in February to add Michael Masciocchi (Treasurer) and Kate Spencer (President) as signees on the Timberline and Edward Jones bank accounts. Director Michael Masciocchi will research how to handle funds and move association money to another bank to collect better interest.

Director Kate Spencer moved and Director Dan Fellin seconded to approve of the November and December 2023 Financial Reports. There were no homeowner comments. Motion passed.

## **9. ADJOURNMENT**

Director Kate Spencer moved and Director James Anderson seconded to adjourn the Board Meeting at 8:55 PM MST. Motion Passed.

The next Aspen Village Board Meeting will be on February 20, 2024.