

AGENDA

ASPEN VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

**Tuesday, September 8, 2026
6:00pm**

Aspen Village Clubhouse
31 Aspen Village Rd., Aspen, CO 81611

Join Zoom Meeting

<https://zoom.us/j/94317368792?pwd=UwyngnvX4y6qku2ez0HDY8M0Db1y37.1>

Meeting ID: 943 1736 8792

Passcode: 517911

Board Members:

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

1. CALL TO ORDER

The Board of Directors will call the Board Meeting to order and determine a quorum.

2. ARCHITECTURAL REVIEW GUIDELINES

The Board of Directors will consider approval of the draft Architectural Guidelines discussed at the July 2 and July 14, 2026 Board Meetings. The draft retains the architectural standards previously contained in the former Declaration while reorganizing them into a standalone guidelines document. It also includes new administrative sections outlining when Architectural Review Committee (ARC) approval is required, when it is not, and the procedures and application requirements for submitting requests for review.

3. ARC APPLICATIONS

The ARC members will review and consider for approval the following ARC Applications:

- Lot 110, new fence

Ongoing ARC Project Updates

- Lot 113, new build – the ARC will ratify their approval to send a Letter of Support for the height variance request by the owners of Lot 113.

4. APPROVAL OF JULY 14, 2026 BOARD MEETING MINUTES

The Board will review and consider approving the July 14, 2026 draft meeting minutes.

5. 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.

6. BOARD COMMENTS

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

7. HOA FINANCIAL REPORTS

The Board of Directors will review and consider for approval the July and August 2026 Financial Reports.

8. RESPONSIBLE GOVERNANCE POLICIES

The Board of Directors will review and consider approval of the following eight Responsible Governance Policies:

1. Collections Policy
2. Covenant Enforcement Policy
3. Conduct of Meetings Policy
4. Inspection and Copying of Association Records Policy
5. Investment of Reserve Funds Policy
6. Adoption and Amendment of Policies, Procedures, and Rules Policy
7. Dispute Resolution Policy
8. Conflicts of Interest Policy

As part of its review, the Board will also:

- Collections Policy – Discuss and determine the late fee to be charged on delinquent Assessments.
- Reserve Study Policy – Review and complete the questionnaire necessary to finalize the ninth policy.

9. ASPEN VILLAGE – RULES AND REGULATIONS

The Board of Directors will review and discuss a first draft of a Rules and Regulations document for the Association.

10. SUMMER BBQ RECAP

The Board of Directors will recap the Summer 2026 BBQ event and thank all those who helped.

11. ASPEN FIRE DEPARTMENT WILDLAND CREW

The Aspen Fire Department Wildland Crew recently removed dead trees around the power lines near the gas station. The work was a collaborative effort between Pitkin County, Holy Cross Energy, and the Aspen Fire Department.

The Board will sign a thank-you card for the Wildland Crew in appreciation of their work and support of the Aspen Village community. Director Kate Spencer will bring the card for the Board to sign.

12. BOARD MEETING SANDWICH BOARD STORAGE

The Board of Directors will discuss where to store the new sandwich board used to notify owners of Board meetings.

13. FALL NEWSLETTER

The Board of Directors will discuss topics to be included in an Association fall newsletter – bear awareness, drive slowly, compliance with rules and requirements related to the Wastewater Treatment Plant Project.

14. 2026 BOARD DIRECTOR ELECTION

The Board of Directors will discuss the upcoming Board Director Election. Directors Kate Spencer and James Anderson's terms are expiring in December 2026.

15. PLAYGROUND

The Board of Directors will discuss any updates from the Metro District regarding replacement of the playground that was removed, including potential grant opportunities that may be available to assist with the cost of a replacement playground.

16. METRO DISTRICT

The Board of Directors will receive an update from Director Michael Masciocchi on the following:

- Wastewater Treatment Plant project
- Airport noise monitor

17. WINTER 2027 BONFIRE

The Board of Directors will begin planning the 2027 Winter Bonfire.

18. ADJOURNMENT

The next Board of Directors meeting will be on October 13, 2026.

* Please Note: All topics listed on the Agenda are subject to change. *