

Dave Ritter, President ◦ Bill Woodward, Secretary ◦ Suzanne Roth, Treasurer
Matt Zubrod, Director ◦ Ellen Anderson, Director

BOARD OF DIRECTOR'S MEETING
Tuesday, November 17, 2020 at 6:30 PM Mountain Time
Meeting was held Via Teleconference.

RECORD OF PROCEEDINGS

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

Meeting called to order at 6:21PM. It was determined a quorum of Directors was present.

Directors Present Included: Dave Ritter, President; Bill Woodward, Secretary; Suzanne Roth, Treasurer; Ellen Anderson, Director and Matt Zubrod, Director

Others Present: Molly Foley Haley, Association Counsel, Ignacio and Samantha Gonzales (Lot 106), Jim Anderson (Lot 135) and Hank Hayes and Val Loughman of The Romero Group.

ITEM NO. 2: Approval of Agenda

Ms. Zubrod made a Motion to approve the agenda with amendment of adding Lot 30 Rental New Business; second by Mr. Ritter.

The Motion passed unanimously by voice vote.

ITEM NO. 3: Approval of Minutes from October 20, 2020

Ms. Roth made a Motion to approve October 20, 2020, Meeting Minutes; second by Mr. Woodward.

The Motion passed unanimously by voice vote.

ITEM NO. 4: Legal Counsel – The board asked the Associations legal counsel to attend the meeting for a questions and answer session. Molly Foley Haley, Attorney, mentioned she felt since Aspen Village is a high density community the board needs consistency with violations for all owners. Regarding Lot #19 continued disregard of violation notices the board should start collection for the violations and can continue to access fines since the owner refuses to contact the board to rectify the reason for being fined. It was also mentioned to pursue some communication with the owner. Ms. Haley mentioned she never recommends to Associations to send violations via certified mail or with a personal server. Best results are by sending via email and US Mail. She also recommended to start updating the Association Rule and Regulations, since they are outdated and mentioned the board should be reasonable on what is considered a violation, for keeping a cohesive community and not create animosity. Plus, when rule revisions are being made they should be put out to the community for comments.

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ITEM NO. 5: Homeowners Comments:

Mr. Gonzales (Lot 106) was wondering why he received a violation for having more than 3 cars in his driveway. The owner stated approval was previously received by another board to keep more than the allowed 3 cars in his driveway. The extra cars are collector cars and have been there for a long time. Ms. Roth asked if he had approval in writing. Samantha Gonzales said they haven't been able to locate any documentation but was told the rules allowed for 1 car per number of bedrooms in the home. Ms. Roth mentioned to management there could be some back up information in the old files. Management stated they would research.

Management will add to December meeting agenda for discussion after research is done.

Mr. Anderson, mentioned with parking a constant community problem, when revisions are done to the governing documents, number of lots parked on a lot is one revision that should be discussed.

ITEM NO. 6: Board Comments:

ITEM NO. 7: Financials – Mr. Hayes went over the revised 2021 budget which reflects a six month budget in 2021, January thru June, with the anticipation the HOA and Metro District will have merged by June 2021.

Mr. Ritter made a Motion to approve the 2021 Association six month budget; seconded by Mr. Zubrod.

ITEM NO.8: Manager's Report – Management gave a brief update on construction projects in progress and mentioned there were no new projects submitted in November.

- Lot #49 – Waiting on permit and will then start construction upon receiving. This project will not need to wait until spring to start.
- Lot #11 – Owner started repairs of replacing the homes skirting, window frame repairs and gutter repairs.
- Lot #12 – Owner waiting on permitting to replace shed.

ITEM NO. 9: Old Business –

a. Lot #19 Parking on Front Lawn – This owner violation was discussed with Molly Foley Haley earlier in the meeting. Management will contact a collection services to start the process before placing a lien on the property.

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ITEM NO. 10: New Business –

- a. Mr. Hays gave an update on the list of owner violations.
- **Lot 15 (Vehicle non-operating)** – Owner stated vehicle is operational & will advise husband to stop storing items in the vehicle. Management will continue to monitor.
 - **Lot 19 (Parking on Front Lawn Grass - 4th Violation sent)** – Continues to Park on Front Lawn – Busy Bee Service to serve violation notice.
 - **Lot 51 (Fence falling down/yard maintenance required)** – Fence was repaired
 - **Lot 60 (Stair / Fence Status)** – Per County Code Enforcement, lower residence has been Red Tagged. Management requested update on status – Owner said he had to reapply for permit with Pitkin County and he has been in communications with Chad Abrahams. The process is taking long due to Covid 19 restrictions. Owner anticipates he will have permit by end of year and wants to begin construction in 2021.
 - **Lot 67 (non-compliance ADU)** – Contacted Pitkin County Enforcement – Pitkin County addressing
 - **Lot 106 (Over 3 cars parked in Driveway)** – Owner called prior board gave permission to store classic cars. Management asked for documentation and requested attend this meeting to discuss with Board.
 - **Lot 110 – Camper in Driveway – Violation sent 11/13/2020** – Notices on inspection 11/12/2020. Owner stated that they are winterizing camper and it will be moved to storage lot as soon as that is completed.
 - **Lot 112 (Lawn Maintenance – overgrown landscape)** – Upon inspection owner has cleaned up somewhat.
 - **Lot 113 – (Unkempt lawn/ weeds and overgrown landscape)** – Not response by owner to violation.
 - **Lot 122 – (Parking more than 3 vehicles – Clean up yard)** – Currently Management has noticed when conducting property inspections, the owner is in compliance and not parking more than 3 vehicles on his lot. .Owner responded stating he is trying to be in compliance and cleaning up yard and will not park more than 3 cars on lot. -
 - **Lot 130 – (Parking more than 3 vehicles on lot)** – Upon recent inspection Owner is in compliance. Owner responded stating he will monitor more closely with family.
 - **Lot 132 (Gardening material stack at front of property)** – Upon inspection bags of gardening material were no longer in the front yard.