

MINUTES

ASPEN VILLAGE HOMEOWNERS ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE MEETING

June 10, 2025

6:00 pm

Join Zoom Meeting

<https://zoom.us/j/92391894266?pwd=wSkmv8T475t5jbFrh2FoSzoksnE5i.1>

Meeting ID: 923 9189 4266

Passcode: 678534

Dial by your location: +1 719 359 4580 US

Committee Members:

Dan Fellin | Tyler Schube | Suzanne Roth | Mike Han | Karla Henrichon

ACC Members Present:	Tyler Schube	ACC Member
	Dan Fellin	ACC Member
	Karla Henrichon	ACC Member
	Suzanne Roth	ACC Member
	Mike Hahn	ACC Member (6:26PM)

ACC Members Absent: None.

Property Manager Present:	Megan Rodman	Property Manager
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Owners Present:	Matt & Laura Issac	Lot 113
	Brad Larson	Lot 113, Architect

1. CALL TO ORDER

ACC Member Dan Fellin called the meeting to order at 6:05 PM MST.

2. REVIEW AND APPROVE MAY 8, 2025 ACC MEETING MINUTES

The members of the ACC reviewed and considered for approval the May 8, 2025 draft meeting minutes.

Suzanne Roth requested clarification on the approval status of the ACC application for Lot 44, specifically whether the approval was conditional. Dan Fellin and Tyler Schube confirmed that the application was approved with the understanding that the owners

would submit final design and materials to be used once those selections had been made by the owners, thus design and materials still need to be approved.

Dan Fellin moved and Tyler Schube seconded to approve the May 8, 2025 ACC meeting minutes as presented. No homeowner comment. Motion Passed.

3. MAJOR IMPROVEMENT PROJECTS

The ACC will be provided with an update on the following ongoing Major Improvement Projects:

- Lot 113 – Due to engineering constraints requiring a large retaining wall for access via Ridge Trail, the owners request approval change the location of parking on their lot to enter and park from Aspen Village Road instead. This would simplify construction logistics, reduce traffic through the subdivision, and minimize long-term impact on HOA residents.

The ACC reviewed the proposed modification to the home's layout, which would shift driveway access from Ridge Trail to Aspen Village Road. The Committee informed the project architect, Brad Larson, that this change must first be approved by the Metro District, as it maintains jurisdiction over the roads within Aspen Village. The ACC emphasized that it cannot approve the revised parking layout until Metro District approval is secured—particularly because the change would eliminate two parking spaces currently available for community use. Due to concerns expressed by the owners regarding the delay in getting approval from the Metro District Board Management will connect Brad directly with the Romero Group to facilitate further discussion.

4. MINOR IMPROVEMENT PROJECTS

The ACC will be provided with an update on the following Minor Improvement Projects:

- Lot 99 – The Owner submitted an ACC Application for the addition of a temporary parking space for their Jeep while the sewer treatment plant is being built. It is the intent of the owner to remove this temporary parking space upon the completion of the sewer treatment plant and the return of the storage lot.

Dan Fellin moved and Suzanne Roth seconded to approve the ACC Application for Lot 99 to add a temporary parking space, while the sewer treatment plant is being built, with the understanding that it will be removed once the storage lot is opened back up by the Metro District for owner use. No homeowner comment. Motion Passed.

Updates:

- Lot 122 – The Owner provided a permit for the replacement of their roof from the County, thus their ACC Application was formally approved.

5. UPCOMING MAJOR & MINOR IMPROVEMENT PROJECTS

This serves as a 30-day notice that the following applications will be reviewed at the July 8, 2025 ACC meeting:

- Lot 13 – The Owner submitted an ACC Application to remove the old shingles on their carport and shed and add a metal roof. The application was missing required information for a complete application, and Management is awaiting receipt of this information.

6. ADJOURNMENT

Dan Fellin moved and Mike Hahn seconded to adjourn the ACC meeting at 6:39 PM MST. Motion Passed.

The next Aspen Village ACC Meeting will be on July 8, 2025.