

# MINUTES

## ASPEN VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

March 8, 2022  
6:30 p.m.

### Join Zoom Meeting

<https://us02web.zoom.us/j/86081161373?pwd=cmdrcktHRjR2TU9PVGhFUUVlwZEIVQT09>

**Meeting ID:** 860 8116 1373

**Passcode:** 523436

**Dial by Phone:** +1 669 900 9128

### Board Members:

Suzanne Roth | Ellen Anderson | James Anderson | Matt Zubrod  
Kate Spencer (Interim Director)

<b>Directors Present:</b>	Suzanne Roth Ellen Anderson James Anderson Kate Spencer	Board President Board Treasurer Board Secretary Interim Board Director
<b>Directors Absent:</b>	Matt Zubrod	Board Director
<b>Property Manager Present:</b>	Megan Rodman	ARA, Property Manager
<b>Owners Present:</b>	None	

### 1. CALL TO ORDER

Director Suzanne Roth called the meeting to order at 6:35 p.m.

### 2. APPROVAL OF MARCH 8, 2022 AGENDA

The Board considered approving the agenda for this meeting – March 8, 2022.

Items added to the Agenda:

- RAFTA – report mis-use of RAFTA parking lot
- CC&Rs – review cost to Amend CC&Rs from Legal Counsel
- Violations update
- Management Report

- Zoom equipment

Director Suzanne Roth moved to approve the March 8, 2022 Agenda, with amendments, Director Ellen Anderson seconded. Motion Passed.

### **3. APPROVAL OF FEBRUARY 9, 2022 MEETING MINUTES**

The Board Directors reviewed the February 9, 2022 draft meeting minutes.

Director Ellen Anderson moved to approve the February 9, 2022 draft meeting minutes as presented, seconded by Director Suzanne Roth. 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.

- None

### **5. BOARD COMMENTS**

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

- Director Ellen Anderson informed the Board that she referred a Water Lawyer to the Metro Board, the same lawyer who is working with Lazy Glen. Ellen has not heard back from the Metro Board.
- The Board asked Management to get updated plans for the construction on Lot 88.

### **6. MANAGEMENT REPORT**

Board Actions:

- Director Suzanne Roth moved and Director James Anderson seconded to waive the Right of First Refusal for Lot 126. Motion Passed.
- Director Ellen Anderson moved, and Director Suzanne Roth seconded to appoint Kate Spencer to fill the remaining three months of Dave Ritter's term on the Board of Directors for Aspen Village HOA. Motion Passed.
  - Kate Spencer made the following statement: "I'd like to be considered to serve on the board if it has not been filled yet. I think it's a good opportunity to see how it fits into my life before deciding on running for a longer term and hopefully have some good input on Aspen Village's future".
- Director Ellen Anderson moved, and Director James Anderson seconded to transfer CD funds from the closed First Western Bank Account into an account with Edward Jones, for one year, at the interest rate of 0.80%. Motion Passed.

Updates:

- Edward Jones Account set-up status
- Aspen Village website update
- Assistance Animals: Molly Foley-Healy (Legal Counsel), has a call scheduled with John Ely – the County Attorney – later this week to talk about Assistance Animals in Aspen Village specifically. No further report/update at this time.

## 7. NEW BUSINESS

The Board discussed the following topics:

- Management Agreement – the Board was provided with the old management contract and the new one. The Board will review and provide Management with feedback.
- Annual trash day date has been set for May 23, 2022. Management will send a newsletter advertising the event to the HOA.
- The Board discussed the RAFTA parking lot being used as overflow by Aspen Village homeowners. RAFTA will be notified of the miss-use of the parking lot.
- CC&Rs – A quote was provided by Legal Counsel (Molly Foley-Healy) on the cost to Amend the CC&Rs for Aspen Village. The cost would be \$10,000 starting, and then any additional work would be at a rate of \$350.00/hour. The Board decided that with the limited funds the HOA has, they would like to hear from the membership on how to proceed, via the new website with a survey.

## 8. OLD BUSINESS

The Board discussed the following topics:

### Violations

- Lot 16: Violation of Article VI Section 2: Animals – CURED
- Lot 22: Violation of Article VI Section 2: Animals – CURED
- Lot 22: Violation of Article VI Section 8: Motor Vehicles (Inoperable Vehicle) – CURED
  - Owners have moved/ fixed inoperable car
- Lot 15: Violation of Article VI Section 8: Motor Vehicles (Inoperable Vehicle) – CURED
  - Owner called to confirm that the car is licensed, registered, has insurance and is operable, they just don't use it very often.
- Lot 137: Violation of Article I Section 1: Residential Use – CURED
- Lot 137: Violation of Article VI Section 2: Animals – CURED

### ACC Report

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

### **Zoom Equipment**

- Management provided the Board with different options for purchasing Zoom meeting equipment for the Clubhouse. The Board decided that most of this equipment would need to be installed or kept permanently in the Clubhouse, and thus would need to see if this would be approved by the Metro Board, since the Metro Board c/o the Romero Group runs the Clubhouse. The Board would also like to have Management ask if the Metro Board would be willing then to pay for the equipment needed to host Zoom meetings, or possibly split the cost.

### **9. ADJOURNMENT**

Director Suzanne Roth moved and Director James Anderson seconded to approve adjournment of the Board Meeting at 8:13 p.m. Motion Passed.

The next Aspen Village Board Meeting will be on **Tuesday, April 12, 2022.**