

MINUTES

ASPEN VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

January 11, 2022

6:30 p.m.

31 Aspen Village Clubhouse

Join Zoom Meeting

<https://us02web.zoom.us/j/83142530711?pwd=R1N3Znd5WEFqVjFkUktYNkV4QmN2Zz09>

Meeting ID: 831 4253 0711

Passcode: 592814

Board Members:

Suzanne Roth | Ellen Anderson | James Anderson | Matt Zubrod | Dave Ritter

Directors Present:	Suzanne Roth Ellen Anderson James Anderson Matt Zubrod	Board President Board Treasurer Board Secretary (via Zoom) Board Director (via Zoom)
Directors Absent:	Dave Ritter	Board Director
Property Manager Present:	Megan Rodman	ARA, Property Manager
Owners Present:	Luisa Berne Dan Fellin Laura Isaac James Spencer Kate Spencer	Lot 091 Lot 116 Lot 003 Lot 110 Lot 110

1. CALL TO ORDER

Director Suzanne Roth called the meeting to order at 7:00 p.m.

2. APPROVAL OF JANUARY 11, 2022 AGENDA

The Board considered approving the agenda for this meeting – January 11, 2022.

Director Ellen Anderson moved to approve the January 11, 2022 Agenda, Director Matt Zubrod, seconded. Motion Passed.

3. APPROVAL OF NOVEMBER 9, 2021 MEETING MINUTES

The Board Directors reviewed the November 9, 2021 draft meeting minutes.

Director Ellen Anderson moved to approve the November 9, 2021 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.

- No homeowner comments were made.

5. BOARD COMMENTS

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

- Director Ellen Anderson discussed the lack of parking enforcement by Romero Group. This item is listed on the Agenda and was discussed later.

6. HEARINGS

The Board heard from the following homeowners regarding their violations.

- Lot 003: Violation of Article VI Section 12 & 17
 - The Board agreed by consensus, with the agreement of neighbor Roger Baillargeon, of Lot 002, the violation of Article VI: Section 12, has been cured.
 - In regards to Article VI: Section 17, Director Suzanne Roth moved and Director Ellen Anderson seconded to request the owners of Lot 003 start the process to obtain a permit, or have received a permit from Pitkin County for the Gondola cabin by the next HOA Board Meeting on February 8, 2022. Motion Passed.
- Lot 117: Approval of Renter & Roommate Form – Article I: Section 9
 - Director Suzanne Roth moved, and Director Ellen Anderson seconded to approve the presented Renter/Roommate Form for a period of 6 months, pending receipt of the signed Lease Agreement. Motion Passed.

7. PARKING ENFORCEMENT FROM METRO

The Board discussed the lack of parking enforcement by Romero Group. As a follow-up, Director Suzanne Roth will bring the Boards and homeowner concerns regarding parking enforcement to the attention of the Metro Board at their next meeting on January 18, 2022.

8. NOTICE OF COMPLAINT

The Board discussed implementing a new rule to impose fines with the violation of certain rules, without sending first a courtesy Notice of Complaint & Warning Letter.

At this time, the Board decided to not to pursue implementing a new rule.

9. NEW ASPEN VILLAGE WEBSITE

The Board discussed using a new platform for the Aspen Village website.

Director Suzanne Roth moved and Director Ellen Anderson seconded to approve funds to pay for a new Aspen Village website, and set up fees associated with it. Motion Passed.

Director Matt Zubrod and Director James Anderson left the meeting at 8:21 p.m. Thus the Board meeting ended.

10. OLD BUSINESS

As the Board Meeting ended, with not enough Directors to keep quorum, Management provided the remaining Directors with an update on Old Business.

Violations

- Lot 15: Violation of Article VI Section 8: Inoperable vehicle
 - Not cured.
- Lot 16: Violation of Article VI Section 2: Animals
 - Not cured.
- Lot 22: Violation of Article VI Section 2: Animals & Article VI Section 8: Inoperable Vehicle
 - Not cured.
- Lot 35: Violation of Article VI Section 8: Motor vehicles (4 cars)
 - No repeat of violation after letter sent.
- Lot 88: Warning of Violation of Article VI Section 19b: Carport attached to house
 - Owner confirmed temporary fixture, will remove
- Lot 97: Violation of Article VI Section 8: Inoperable vehicle
 - Cured.

ACC Report

- The ACC did not meet in November or December of 2021 and thus no report was to provide to the Board.

11. ADJOURNMENT

The meeting ended at 8:51 p.m.

The next Aspen Village Board Meeting will be on **Tuesday, March 8, 2022.**