

MINUTES

ASPEN VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

January 14, 2025
6:30 pm

Join Zoom Meeting

<https://zoom.us/j/95109953495?pwd=0ldwaqvixs7md38AX9Vk0A3AbjofuH.1>

Meeting ID: 951 0995 3495

Passcode: 970882

Dial by your location: +1 719 359 4580 US

Board Members:

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

Directors Present:	Kate Spencer	President
	James Anderson	Vice President
	Michael Masciocchi	Treasurer
	Dan Fellin	Secretary
	Tyler Schube	Director

Directors Absent: None.

Property Manager Present: Megan Rodman Property Manager

Owners Present: None.

1. CALL TO ORDER

Director Kate Spencer called the Board Meeting to order at 6:41 PM MST.

2. APPROVAL OF NOVEMBER 12, 2024 BOARD MEETING MINUTES

The Board of Directors reviewed the draft November 12, 2024 Board Meeting Minutes.

Director Michael Masciocchi noted in the minutes that it should be FinCEN ID number.

Director Michael Masciocchi moved and Director Kate Spencer seconded to approve the draft November 12, 2024 Board Meeting Minutes with the above correction. No homeowner comments. Motion Passed.

3. HOMEOWNER COMMENTS

The Board opened up discussion for items not on the Agenda, brought forth by present homeowners. Homeowners had a three (3) minute maximum per item.

- None.

4. BOARD COMMENTS

The following Board Comments were made:

- Director Dan Fellin informed the Board that we are still waiting on money from the state to purchase new trash cans.
- Director Kate Spencer informed the Board that per Valerie Carlin the grants for the new sewer treatment plant are moving right along and that an update will be provided at the next Metro District Meeting.
- Director Kate Spencer also informed the Board that The Romero Group is still working to located the missing new gym equipment and that new AED units have been received and just need to be installed.

Management informed the Board that a nonrenewal notice was received from the HOA's insurance carrier – American Family Insurance effective March 19, 2025. As such, Management has reached out to State Farm and CAI to get new quotes for HOA insurance for Board review.

5. HOA FINANCIAL REPORTS

The Board of Directors reviewed financial reports for November and December 2024. Director Michael Masciocchi noted that there was a lot of cash in the Edward Jones account and Management confirmed it has been reinvested to keep the cycle of one of the three CDs maturing every month.

Director Michael Masciocchi asked for Management to confirm that a 1099 does not need to be sent to legal counsel – Winzenburg, Leff, Purvis and Payne. Management confirmed this but will send one regardless.

Director Michael Masciocchi also asked that going forward the Board receive an AR Summary report for monthly review.

Director Michael Masciocchi moved and Director Dan Fellin seconded to approve of the November and December 2024 financials as presented. No homeowner comments. Motion Passed.

6. ACC COMMITTEE UPDATE

There was no ACC meeting in January.

7. AMENDING ASPEN VILLAGE'S CC&Rs

The Board of Directors asked for Management to confirm if a Zoom meeting can be set up on either January 27 or January 31 at 6:30PM to discuss with legal the second draft received of the Amended CC&Rs.

8. 2025 ASSESSMENT UPATE

Management informed the Board that 10 owners have paid their first installment of the 2025 annual assessment online and that 14 checks have been received.

Management also informed the Board that the Romero Group will provide a key to grant access to the drop box. This will allow Management to collect HOA assessment checks deposited there efficiently.

9. 9 LOTS DISCUSSION

Director Tyler Schube had no updates at this time.

10. APEN VILLAGE GYM

As mentioned earlier by Director Kate Spencer, the Romero Group is still working to locate the missing gym equipment.

11. MANGEMENT CONTRACT

The Board of Directors reviewed the current Management Agreement with Embers Property Management. Director Tyler Schube noted that website management should be added to the contract and then re-signed by the Board.

12. ANNUAL TRASH DAY

The Board of Directors would like to hold Annual Trash Day the weekend of May 31/June 1. Owners will be allowed to place items out for pick up on May 31/June 1 and then pick up will begin on June 2 and continue throughout the week until completed. Management will reach out to Tony Merkel, who did Annual Trash Day in the past, to make sure these dates will work.

13. EXECUTIVE SESSION

The Board of Directors ended the open session portion of the Board meeting and moved into executive session to:

- Review of or discussion relating to any written or oral communication from legal counsel

Director Kate Spencer moved and Director Dan Fellin seconded to move into Executive Session at 7:45pm. No homeowner comments. Motion Passed.

Director Dan Fellin moved and Director Kate Spencer seconded to approve ending Executive Session at 7:35pm and moved back into Open Session. Motion Passed.

14. NEXT BOARD MEETING

Director Kate Spencer moved and Director Dan Fellin seconded to approve of the below Board Meeting and ACC meeting schedules for 2025:

- February 11, 2025 – ACC Meeting ONLY via Zoom
- March 11, 2025 ACC/Board Meeting
- May 13, 2025 ACC/Board Meeting
- July 8, 2025 ACC/Board Meeting
- September 9, 2025 ACC/Board Meeting
- October 14, 2025 ACC/Board Meeting
- November 11, 2025 ACC/Board Meeting
- December 9, 2025 Annual Meeting of the Members

15. ADJOURNMENT

Director Kate Spencer moved and Director Dan Fellin seconded to adjourn the Board meeting at 7:45pm. Motion Passed.

The next Aspen Village Board Meeting will be on March 11, 2025 in person at the Aspen Village Clubhouse.

ACC Meeting

- February 11, 2025 ACC Meeting Only via Zoom

Annual Meeting of the Members

- December 9th, 2025 – in-person meeting @ Aspen Village Clubhouse

FUTURE AGENDA MEETING TOPICS

- Charging HOA Assessments updates
- Amending the CC&R's update
- Review of Architectural Guidelines and Rules and Regulations