

# MINUTES

## ASPEN VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

April 2, 2024  
6:30 p.m.

Aspen Village Clubhouse  
31 Aspen Village Rd., Aspen, CO 81611

### Board Members:

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

<b>Directors Present:</b>	Michael Masciocchi Dan Fellin Tyler Schube	Treasurer Secretary Director
<b>Directors Absent:</b>	Kate Spencer James Anderson	President Vice President
<b>Property Manager Present:</b>	Megan Rodman	Property Manager
<b>Owners Present:</b>	None.	

### 1. CALL TO ORDER

Director Dan Fellin called the Board Meeting to order at 6:35 PM MST.

### 2. APPROVAL OF MARCH 12, 2024 BOARD MEETING MINUTES

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

Director Tyle Schube moved and Director Dan Fellin seconded to accept the draft March 12, 2024 board meeting minutes as presented. 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**

Present Board Directors had no comments.

#### 5. **HOA FINANCIAL REPORTS**

The Board of Directors were presented with the 2024 March Financial Reports – Balance Sheet, Budget v. Actuals and Profit & Loss.

Reclassify/fix Taxes Payable from Accounting to Taxes Paid.

Management to set up Log in for Directors Michael and Kate to get access to Timberline Bank.

The Board requests that they receive a monthly Check Detail report with the other monthly financial reports.

Director Michael Masciocchi moved and Director Dan Fellin seconded to approve the 2024 March Financial Reports as presented. No homeowner comment. Motion Passed.

The Board of Directors will also discuss if they want to close the money market account the HOA has with Timberline Bank, a total of \$1,646.65, and move that money into Edward Jones.

The Board would like to know if there is there any harm in keeping a \$0.00 balance for the MM account and if there is a minimum balance requirement. If not, then the Board would like to keep the MM account with a \$0.00 balance and the move the \$1,646.55 into the Checking Account. If a minimum balance is required, the Board requests the minimum balance be kept in the MM account and transfer the rest to the Checking Account.

Director Michael Masciocchi moved and Director Tyler Schube seconded to keep a minimum amount in the MM account and move the rest into the Checking Account. No homeowner comment. Motion Passed.

#### 6. **COMMUNITY SWAP DAY**

The Board of Directors did not discuss the upcoming Community Swap day, currently scheduled to be held on June 2, 2024. This will be moved to the May's Board Meeting Agenda.

#### 7. **AMEND THE DECLARATION OF PROTECTIVE COVENANTS**

The Board of Directors will discuss Article VI: Use Restrictions, and determine what sections to keep, remove, modify or if topics need to be added to the Use Restrictions section of the CC&Rs.

Section 1. Commercial Use: update to current standards/ law requirements.

Section 2. Animals and Livestock: generalize, remove specific details and only keep necessary information. Details can be moved to the Rules and Regulations.

Section 3. Ration and Television Antennas: move to Rules and Regulations, remove from CC&Rs

Section 4. Tie Down and Skirting: move to Architectural Rules and Regulations, remove from CC&Rs

Section 5: Fire Extinguishers: remove from CC&Rs

Section 6. Oil, Gas and Mineral Development: update, ask legal if this should be in the CC&Rs or Rules and Regulations

Section 7. Signs: update and simplify this section, put details in Rules and Regulations

Section 8. Motor Vehicles: see what parking policies Metro District has as they are the ones through Romero Group enforcing parking in Aspen Village HOA. Keep inoperable vehicles, determine a percentage of the lot that must be landscaped & for parking, cars must be parked in a developed spot, Rules and Regulations will define what a developed spot means, tone down overall language in this section, add 72 hour parking for trailers/RVs exceptions to this must be approved by the Board.

Section 9. Utility Connections: ask legal counsel if this section is necessary, if not then remove

Section 10. Road Damage: ask legal if this can be removed since Metro District manages the roads

Section 11. No obnoxious or offensive activity: have this rule match current Pitkin County code

Section 12. No Hazardous activities: update this section to current common HOA law, possibly mention the exception to this rule is in life safety situations; legal council to advise

Section 13. Zoning: only keep if needed, legal counsel to advise

Section 14. Compliance with Laws: only keep if needed, legal counsel to advise. Speeding is managed by Metro District.

Section 15. Maintenance of Drainage: ask legal if this can be removed since Metro District manages

Section 16. Landscaping: move this to ACC Rules & Regulations

Section 17. Maintenance of Space: update to current HOA law, keep that trash cans must be stored out of sight, mention that construction debris must be removed by contractor/homeowner

Section 18. Damage to Mobile home and or/ other improvements: can the 60 days be changed to a more reasonable amount of time? Ask legal counsel what is a current standard amount of time

Section 19. Height, floor area ratio and setback restrictions: move this to ACC Rules and Regulations, remove from CC&Rs

**8. ASPEN VILLAGE METRO DISTRICT – WATER REPORT**

Board President, Kate Spencer, was not present to discuss the water report that homeowners received that is being handled by the Metro District/Romero Group. This Agenda item will be moved to the May Board meeting.

**9. ACC COMMITTEE**

The Board of Directors will review and consider for approval applications from Suzanne Roth, Mike Han and Luisa Berne to be on the Architectural Control Committee.

Director Dan Fellin moved and Director Tyler Schube seconded to approve the ACC applications from Suzanne Roth, Mike Han and Luisa Berne to be on the Architectural Control Committee. No homeowner comment. Motion Passed.

**10. EXECUTIVE SESSION**

The Board of Directors will end the open session portion of the Board meeting and move into executive session to:

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

Director Dan Fellin moved and Director Tyler Schube seconded to close the open session of the Board meeting and to move into Executive Session at 8:15pm. No homeowner comment. Motion Passed.

Director Dan Fellin moved and Director Tyler Schube seconded to end Executive Session at 8:47pm and to move back into open session of the Board Meeting. Motion Passed.

**11. ADJOURNMENT**

Director Dan Fellin moved and Director Tyler Schube seconded to adjourn the Board Meeting at 8:48 PM MST. Motion Passed.

The next Aspen Village Board Meeting will be on May 14, 2024.

HOA Board Meeting Dates for 2024:

- May 14, 2024
- June 11, 2024
- July 9, 2024
- August 13, 2024
- September 10, 2024
- October 8, 2024
- November 12, 2024