M I N U T E S

ASPEN VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

Tuesday, March 10, 2026
6:30pm

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

Join Zoom Meeting
https://zoom.us/j/94317368792?pwd=UwyngnvX4y6qku2ez0HDY8M0Db1y37.1
Meeting ID: 943 1736 8792
Passcode: 517911

Board Members:
Kate Spencer | James Anderson | Michael Masciocchi | Dan Fellin | Tyler Schube

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 & Morgan Welch	Property Manager
Owners Present:	Ellen Anderson	Lot 45
	Suzanne Roth	Loy 28
	James Spencer	Lot 110
	Jesus Manuel Morales	Lot 111
Presenters:	Cody Horn	Davis Horn Inc.
	Glenn Horn	Davis Horn Inc.
	Jonathan Lowsky	Colorado Wildlife Science, Consultant
	Kurtis Tesch	Colorado Parks & Wildlife
	Annie Perry	Aspen Valley Land Trust
	Franco Palumbo	Pitkin County Building

1. CALL TO ORDER

The Board of Directors meeting was called to order by Director Kate Spencer at 6:36PM MST.

2. WATSON DIVIDE RANCH PROPOSAL PRESENTATION

The Board of Directors received a presentation regarding the Watson Divide Ranch property located at 1000 Watson Divide Road.

The proposal involves the construction of a Ranch Manager Headquarters within an existing, previously approved agricultural development envelope on the 244-acre parcel. The project would include a ranch manager residence and supporting agricultural facilities such as barns, riding/training areas, and equipment storage.

The property is subject to the Wheeler Conservation Easement, which restricts subdivision and non-agricultural development. No connections to Aspen Village utilities or roads are proposed, and the facilities are intended for agricultural use only.

This item is for informational purposes only. Owners are welcome to attend the meeting to learn more about the proposal.

Director Kate Spencer asked what ditch improvements mean for Aspen Village. Cody Horn let Kate know that this would be discussed during the phase of construction management, which has not yet been addressed as they are in the concept process for 1000 Watson Divide.

Suzanne Roth noted the head gate needs to be repaired and this has been quite a project for Romero Group to address. She also commented on how dry the fields are in the summer and it would be great if the irrigation system for 1000 Watson Divide could be improved to provide water to these fields.

From the Clubhouse the proposed structures are approximately half a mile away.

Ellen Anderson would like for the truck in the field to be removed. In addition Ellen requested assurances that the property being developed would not be turned into an events venue.

Director Michael Masciocchi received clarification that the field is designated for agricultural use only. No buildings can be built outside of the building envelopes.

Director James Anderson asked where the construction access points would be for the ditch improvements. Cody Horn informed James that this would be a part of the construction management plan, in which they are not at that phase yet.

Curtis commented that this plan will enhance the landscape to be better suited for wildlife.

3. ASPEN FIRE DISTRICT – WILDFIRE DIVISION OPERATIONS UPDATE

Director Kate Spencer provided an update regarding the Aspen Fire District's use of the Aspen Village Fire Station as the Wildfire Division headquarters for the upcoming summer season.

This will result in increased activity at the station, including additional vehicles, a large trailer housing wildfire drones for rapid deployment, and potentially temporary facilities such as portable restrooms. The Fire District has indicated they plan to perform some cleanup around the building as part of their use of the site.

The Fire District has also noted that there is a long-term (approximately five-year) plan to redevelop the area to improve its effectiveness for firefighting operations.

4. APPROVAL OF JANUARY 13, 2026 BOARD MEETING MINUTES

The Board reviewed and considered approving the January 13, 2026 draft meeting minutes.

Director Dan Fellin moved and Director Kate Spencer seconded to approve the January 13, 2026 meeting minutes. No homeowner comments. Motion Passed.

5. HOMEOWNER COMMENTS

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

No homeowner comments.

6. BOARD COMMENTS

The Board will open up discussion for items not on the Agenda.

- Director Dan Fellin commented that there is another grant available for more trash cans. The Board agreed that this should be handled by the Metro District, and should include trash and recycling cans and Dan Fellin will pass this along to them.

7. HOA FINANCIAL REPORTS

The Board of Directors reviewed and considered for approval the January and February 2026 Financial Reports.

The Board of Directors agreed that late fees may be waived for owners who pay their delinquent balance in full. The Board also directed Management to issue Notices of Delinquency to all owners with outstanding balances.

Director Michael Masciocchi moved and Director Dan Fellin seconded to approve the January and February 2026 financials with discussed edits. No homeowner comments. Motion Passed.

8. GOVERNING DOCUMENTS PROJECT UPDATE

The Board of Directors discussed final changes to the Owner Consent Package for the Amended Declaration.

Management confirmed the distribution details, including a 60-day return window for consent forms, and the inclusion of postage and pre-addressed return envelopes.

9. ANNUAL TRASH DAY & LANDFILL UPDATE

The Board of Directors discussed planning for the annual Trash Day. It was agreed that residents may place items out on May 16–17, with pickup scheduled to begin on May 18 and continue until complete.

The Board also received a landfill update from Director Kate Spencer. Director Spencer reported that following a recent landfill tour, it is anticipated that during the upcoming airport closure, many hotels will undergo renovations. As a result, it is expected that landfill usage will increase significantly in 2027 due to higher volumes of waste.

10. SUMMER BBQ

The Board of Directors discussed planning for the annual Summer BBQ and selected August 15 as the event date.

11. TEMPORARY PARKING DISCUSSION

The Board of Directors discussed whether to grant an additional temporary parking and storage exemption on the Lots following the request from Romero Group.

The Board approved temporary storage on the Lots through September 30, 2026. It was noted that this extension will not be granted beyond that date, regardless of construction timelines.

12. EXECUTIVE SESSION

The Board of Directors ended the open session of the Board Meeting and moved into Executive Session.

Director Dan Fellin moved and Director Kate Spencer seconded to move into executive session at 8:22PM. Motion Passed.

Director Dan Fellin moved and Director Kate Spencer seconded to end Executive Session at 9:01pm. Motion Passed.

13. ADJOURNMENT

Director Dan Fellin moved and Director Michael Masciocchi seconded to adjourn the Board meeting at 9:01 PM. Motion Passed.

The next Board of Directors meeting will be on May 12, 2026.