

MINUTES

ASPEN VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS MEETING

Tuesday Aug 9, 2022
6:30 p.m.

Board Members:

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

Directors Present:	Suzanne Roth Ellen Anderson Matt Zubrod Kate Spencer	Board President Board Treasurer Board Director Interim Board Director
Directors Absent:	James Anderson	Board Director
Property Manager Present:	Diane Spicer	Aspen Places, Property Mgr.
Owners Present:	Lot 75 Betsy Sima Lot Dan Fellin	

1. CALL TO ORDER

Director Suzanne Roth called the meeting to order at 6:30 p.m.

2. APPROVAL OF MEETING AGENDA

The Board considered approving the agenda for this meeting.

Items added to the agenda:

- Lot 146 Rental Permission

Suzanne moved to approve the agenda as amended; Kate seconded. Motion Passed.

3. APPROVAL OF MEETING MINUTES

The Board Directors reviewed the July 12, 2022, draft meeting minutes.

Suzanne moved to approve the July 12, 2022, draft meeting minutes as presented, seconded by Ellen. Motion Passed.

4. HOMEOWNER COMMENTS

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

- Lot 75 Betsy Sima questioned the special assessment for the sewer project. Suzanne clarified that the Metro District oversees the sewer project, and the special assessment will be far more than \$100 per lot. Suzanne further explained that the HOA is going to collect \$100 from each Lot to pay the HOA attorney Molly Foley-Healy to Amend and Restate the AV Declarations to make them current and comply with CCIOA.

5. BOARD COMMENTS

The Board opened discussion for items not on the agenda.

- Ellen Anderson commented that Tom Anderson approached her at the BBQ with concerns that he is unilaterally being singled out for violations due to his Lot's prominent location. Diane assured Ellen that all rules are equally being enforced.

6. MANAGEMENT REPORT

- All financials are available on the website for complete review.
- The 3 new Governance Polices were updated by Molly's firm for a cost of \$350.

7. NEW BUSINESS

The Board discussed the following topics:

- BBQ – All Board members agreed that the event was a success, however, attendance was not as large as expected. Ideas were discussed for next year.
- The Board previously voted to move forward with Amending and Restating the Declarations. Diane provided Molly's contract for these services and will send Molly the initial payment so that discussion can begin ASAP.
- \$100 per Lot special assessment will be part of the 2023 budget to present to the Homeowners at the Annual Meeting in December. The

Board has approved the Special Assessment. Verbiage is being worked on by Diane and Molly to present to the Owners.

- Lot 146 sold. New owners are going to rent back to previous owners until they move into their new home. As Dave and Shirley are pillars of the community, the Board had no problem with this. Suzanne moved to approve the rental. Kate second. Motion passed.

8. OLD BUSINESS

The Board discussed the following topics:

Violations discussed:

- Lot 85 -yard clean up – said she was working on it
- Lot 89 – car parked on yard behind driveway – said was changing oil
- Lot 97 – parking 4 cars on lot, only allowed 3
- Lot 132 – has 2 ESAs that need to be registered
- Lot 79 – needs second ESA registered
- Lot 18 – renters need to be registered
- Lot 32 – renters need to be registered
- Lot 54 – carport & side deck need cleaned up
- Lot 139 – person living in van in driveway

Diane is sending/has sent violation letters to all the above and will follow up.

- Add lot 22 under old business for last meeting minutes

ACC Report

- Lot 132 – needs to complete their ACC application and discontinue work until they are approved to avoid fines.
- Lot 22 continues to park on lawn and incur significant fines. Diane to contact them to follow up.
- Lot 12
- Lot 88 Is not finished. Waiting for completion for inspection
- Lot 104 needs to resubmit for permission for Hot Tub. Also, they did not do the roof as stated on application. This needs to be addressed.

9. ADJOURNMENT

Suzanne moved, and Ellen seconded to approve adjournment of the Board Meeting at 7:15 PM MST. Motion Passed.

The next Aspen Village Board Meeting will be on **Tuesday, September 13, 2022**