



Smuggler Homeowner's Association, Inc.

P.O. Box 3149
Aspen, Colorado 81612
Will@RutledgeandCompany.com
(970) 948 6257

Minutes of August 2018 Board Meeting

14 August 2018

5:35 PM – Call to Order:

Association Meeting Room | Aspen, CO 81611

Roll call (verbal):

Board Members:

Anderson, Brett | 226 Cottonwood
~~Campaigne, Elizabeth | 309 Oak~~
~~King, Donna | 106 Maple~~
Gellert, Mike | 225 Cottonwood
~~Greechan, Jennifer | 228 Cottonwood~~
Lemley, Vance | 222 Cottonwood
~~Michael, Christopher | 130 Maple~~
~~Miller, Troy | 213 Cottonwood~~
Perkins, Wendy | 122 Maple
Rickenbaugh, Anne | 223 Cottonwood
~~Van Hoy, Jerry | 323 Oak~~

Additional guests:

Weber, Matt & Patricia – Prospective new owners
Will Rutledge, Rutledge & Company
Hanek, Linda | 231 Cottonwood
Taylor, Jane | 231 Cottonwood
Hauer, Dave | 202 Cottonwood
Padden, Kevin | 224 Cottonwood

Quorum: With proxies counted, it was determined that 5 of the Board member votes were present constituting a quorum, >50% of the total Board Members.

Accounting: Action Item: Anderson is continuing the process of getting the books in order. Some emails are missing.

Action Item: Anderson commented on the remaining big dig Association receivables. He will continue to reconcile these debts and manage the billing.

Special Meeting Results: Anderson noted that there was a Special Board Meeting on Wednesday 25 July 2018 to discuss new management. Action Item: There was a unanimous email vote to retain Rutledge And Company for Association management.

On Site Management Opportunities: There was a discuss on keeping Chuck involved with on-site maintenance issues. Action Item: Rutledge And Company will pursue this option at the completion of an agreement.

202 Cottonwood Area Utility Repair: Action Item: Anderson touching base with Sam about update on progress.

Unit Rentals: There was a discussion on units being rented and the legality/conflict with the governing documents. **Action Item:** The Board will consult legal/Troy and take appropriate action.

202 Cottonwood Purchase: **Action Item:** Anderson motioned that the Association waive its first right of refusal for the purchase of Howie's unit. 2nd Rickenbaugh. **Unanimous verbal aye.** The Board welcomed Matt and Patricia Weber buying Howie's lot. Emphasis was put on adherence to the governing documents.

231 Cottonwood Trees: Hanek presented information on three trees on the berm near her lot that are dead and need to come down. **Action Item:** The Board directed Management to remove the trees.

Open Forum:

Kevin asked for clarification on vehicle allowances. **Action Item:** Kevin will send the Board the section in question, and the Board will address.

Kevin asked about the plans for Association development of electric vehicle stations.

Meeting Adjourned – 6:36 PM: Lemley motioned to adjourn the meeting. Rickenbaugh 2nd.