



Smuggler Homeowner's Association, Inc.
C/O Rutledge And Company
P.O. Box 3149
Aspen, Colorado 81612
Will@RutledgeandCompany.com
(970) 948 6257

Minutes of October 2018 Board Meeting

9 October 2018

5:32 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:

Will Rutledge, Rutledge & Company
Hanek, Linda | 231 Cottonwood
Taylor, Jane | 231 Cottonwood
Barney, Sam | 211 Cottonwood
Patterson, Chip | 129 Maple
Oliver, Damon | 228 Cottonwood
Cook, David | 111 Maple
Benedetti, Christine | 111 Maple
Ruggieri, Lisa | 136 Maple
Merlino, Gavin – Guest of 111 Maple

Quorum: With proxies counted, it was determined that 7 of the Board member votes were present constituting a quorum, >50% of the total Board Members.

Previous Meeting Minutes: **Action Item:** The previous meeting minutes were unanimously accepted via a verbal vote.

111 Maple Lane Compliance: Cook gave a short history of the project and issues. He stated that he has spoken to all pertinent owners, and one owner would not accept any kind of height variance. Persons on the ARC and Cook's architect participated in the conversation. **Action Item:** The Association gave a unanimous aye to the "Hinged Roof Option" presented conditional on:

- Written owner approval of the proposal from 210 and 212 Cottonwood Lane and 109 and 113 Maple Lane.
- And
- Approval of the proposal by the ARC.

Financial Update: Management noted there were no remarkable financial issue to discuss. It was noted that quarterly billing has produced a significant, positive impact on cash flow.

136 Maple Lane Access: Ruggieri proposed a realignment of the corner of Maple at approximately 136 Maple Lane. The conversation included a reference to Article V, Section 10 of the Association's covenants:

Section 10. Parking. Each Owner shall be required to park vehicles on his Lot or on that portion of Common Area located between his Lot and the existing roadways as shown on the Plat of the Property. This portion of the Common Area is primarily for use by the adjacent Owner and can be used by others only with that Owner's permission. All visitor vehicles shall be parked within the defined guest parking areas as shown on the plat for the Property. All boats and/or larger vehicles must be parked in the areas designated for al long-term parking or outside of the confines of the Property. Any vehicle of any kind which has been parked in any designated area for long term parking shall be removed therefrom for at least three (3) consecutive months in each calendar year. A large vehicle shall be defined as a vehicle exceeding any of the following dimensions: ninety six (96) inches in height, two hundred forty five (245) inches in length and ninety eight (98) inches in width. Any vehicles improperly parked on the streets within the Property may be towed without notice, at the expense of the owner thereof. Unlicensed motor driven vehicles shall not be permitted within the Property. There shall be no substantial car repairs performed in the Property. No inoperable vehicles shall be permitted within the Property. Any unlicensed or inoperable vehicle shall be towed after fourteen (14) days notice to the owner or possessor thereof, at that individual's expense. In the event it becomes necessary for the Association to remove any of the prohibited vehicles, all charges for such removal shall be paid by the owner or possessor with the next assessment payment after submission of a statement for such charges by the Association to the responsible individual.

The Board noted it needs more information and suggested the owner apply for any design changes to the property during the investigation process. No action was taken at the meeting.

Insurance: Management discussed the Association's insurance. It was noted that the Association does not have any fidelity insurance or an umbrella policy. It was noted that the Association's insurance policy does cover D&O, E&O, O&L, including deconstruction of the undamaged portion of the Association's assets. It was noted that the value of the commons building is listed at \$125,739.00. **Action Item:** Management will get a bid on fidelity insurance to cover 100% of the Association's reserves plus two months of operating expense to be compliant with current CCIOA requirements. Management will get a quote for an umbrella policy and investigate insurance for utility assets.

Fall Utility Repair: Management reported that the COA permit applications are filed with no response. The current project estimate is \$78,245.15 including a 10% contingency but no costs for the COA permits. No action was taken at the meeting.

Reserve Study: **Action Item:** The Board unanimously approved using Facilities Advisors Texas as the reserve specialist. Management will arrange for the reserve study to be done in the Spring/Summer.

Open Forum:

Hanek reported that Smuggler Racquet Club has declined to act on tree management adjacent to the Association without financial help. Management will speak to Hanek with options outside the meeting.

Meeting Adjourned – 7:14 PM