



Smugler Homeowner's Association, Inc.
C/O Rutledge And Company
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(970) 948 6257

Minutes of September 2018 Board Meeting

11 September 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:

Will Rutledge, Rutledge & Company
Hanek, Linda | 231 Cottonwood
Taylor, Jane | 231 Cottonwood
Corbin, Sam | 217 Cottonwood
Patterson, Chip | 129 Maple
Calhoun, Bailey – prospective buyer of 219 Cottonwood

Quorum: With proxies counted, it was determined that 8 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.

Right of First Refusal | 219 Cottonwood: Bailey Calhoun spoke on her impending purchase. Action Item: There was a unanimous verbal vote for the Association to not exercise its right of first refusal on the property.

Fall Utility Repair: Management discussed the two significant electrical upgrades to be done this Fall. There are about eight houses to run empty conduit when the 114 Maple replacement line gets buried. And, there are two houses on Cottonwood that require a current upgrade. This is to avoid future digging in the same area with the expectation that the current lines will break down in the near future. It was suggested that the Association use the experiences of Ray Smalls, Rick Brebner, John Teuscher, and Vance Lemley as a subcommittee for the work. Corbin also offered to participate. Action Item: Management will get a bid to do the work before snow, and will contact the group suggested.

Reserve Study: Management noted that, by law, you have to have a reserve plan. It can be from do nothing to reserve correctly. The suggestion is to have a good reserve study done by a qualified reserve specialist. **Action Item:** Management will get a bid for a reserve study.

111 Maple New Home Install: Management noted that 111 Dave Cook of 111 Maple asked for the Association to notify owners of the Monday 9/17/18 install of the new home. It was agreed all affected homeowners can park in visitor parking for one day. **Action Item:** Management will get notice out.

Block Party: The block party is scheduled for Saturday 9/29/18 on Cottonwood Lane. The Association has approved the closure of Cottonwood for that day from approximately 2:00 to 7:00. It will be pot luck. **Action Item:** Gellert will work up a flyer. Owners will post it on doors. And, Management will email blast the flyer.

Open Forum:

Hanek reported that Smuggler Racquet Club has multiple bids for tree removal along the Association boundary, and plans to act. They are also still involved in developing property for residential use.

There was a discussion on guest parking use and the size limitation of vehicles in the community.

Meeting Adjourned – 7:00: