



Smuggler Homeowner's Association, Inc.
C/O Rutledge And Company
P.O. Box 3149
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970.948.6257

Minutes of Association Meeting

17 April 2019

6:00 PM – Call to Order:

Association Meeting Room | Aspen, CO 81611

Roll call (verbal):

Board Members: Anderson, Brett | 226 Cottonwood
Campagne, Elizabeth | 309 Oak
~~King, Donna | 106 Maple~~
Gellert, Mike | 225 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 Members: Taylor, Jane | 231 Cottonwood
Hanek, Linda | 231 Cottonwood
Simpson, Patty | 116 Cottonwood
De L'Arbre, David | 228 Cottonwood
Graham, Geraldine | 220 Cottonwood
Barney, Desiree | 211 Cottonwood
Campbell, Bev | 207 Cottonwood
Ruggieri, Lisa | 136 Maple
Kasabach, Janie | 209 Cottonwood
Baker, Kirk | 315 Oak
Lawrence, CC | 314 Oak
Renkl, Kallen Von | 221 Cottonwood
Patterson, Chip | 129 Maple
Webber, Matt | 202 Cottonwood
Boyles, Barbara | 205 Cottonwood
Oakes, Ken | 204 Cottonwood
Warming, Solveig | 120 Maple
Ryan, Martha | 127 Maple
Elliott, Pamela | 206 Cottonwood
Padden, Kevin | 224 Cottonwood
Craven, Ellen | 124 Maple
Bussell, Barbara | 118 Maple
Stirling, Bill | 118 Maple
Lebby, Nicole & Erin | 107 Maple
Magill, Rebecca | 227 Cottonwood
Earl, Monty and Camilla | 114 Maple

Curley, Leslie | 108 Maple

Proxies: Gallucio | 325 Oak – Warming | 120 Maple
King | 106 Maple – Anderson | 226 Cottonwood

Association Manager: Will Rutledge, Rutledge And Company

Additional Guests: None.

Quorum: With proxies counted, it was determined that thirty-three (33) of the Association Member votes were present at the call to order constituting a quorum, >20% of the total Members (≥ 18 members).

Presentation of Notice of the Meeting and Proof of Service: Anderson stated notice of meeting was posted and emailed.

Report of Officers: There was no report of Officers.

Report of Committees: There was no report of Committees.

Previous Annual Meeting Minutes: The previous annual meeting minutes were discussed. **Action Item:** Perkins motioned and Miller 2nd a vote to approve the minutes from the 2018 Annual Meeting. The vote was a unanimous Aye.

Insurance: Management and Anderson spoke on the audit of the Association's insurance. The delineation of ownership was discussed. Management noted that the Association's legal representation determined, in general, that the Association owns the assets in the common areas, and the owners begin ownership/responsibility begins at the owner's lot line. An easement on an owner's property does not negate the owner's responsibility of management of their lot. Management noted competitive bids are being secured.

Capital Electrical Repair: Management and Anderson spoke on the electrical utility capital project of relaying/burying damaged electrical lines. There were questions of contamination by the work both from the position of the superfund site and the electromagnetic disturbance that the new install may give off. Management noted all excavated dirt will be removed.

Reserve Study: Anderson and Management noted that the Association is investing in a professional reserve study done by a vetted group to fully quantify the Association's assets to provide for a schedule of reserving and repairs for the next thirty (30) years. That study will be done in the Spring/Summer of 2019.

Snow Removal: Management and Anderson spoke on the Winter season's snow removal. It was noted that the removal was not perfect, but not the worst seen. Management noted Oak Lane would be specifically addressed next Season.

Financials: The current and previous year's financials were discussed. It was noted that the current accounting is up to the required standards.

Board Election: Based on previous minutes, Van Hoy, Lemley, and Rickenbaugh will remain on the Board for their second year. All others are up for re-election. Gellert declined a reappointment to the Board, but said he would like to continue to be of help when needed.

Action Item: Anderson, Campaigne, King, Miller, and Perkins accepted a nomination by Baker to remain on the Board. The motion was seconded by Oak.

Action Item: David de L'Arbre accepted a nomination by Miller and a second by Stirling to be on the Board.

Action Item: Baker motioned and Oak seconded a motion to re-elect Anderson, Campaigne, King, Miller, and Perkins and elect De L'Arbre to the current Board. The motion received a unanimous aye.

The 2019 Board will be:

Brett Anderson – 1st year

Elizabeth Campaigne – 1st year
Donna King – 1st year
Troy Miller – 1st year
Wendy Perkins – 1st year
David de L'Arbre – 1st year

Jerry Van Hoy – 2nd year
Vance Lemley – 2nd year
Anne Rickenbaugh – 2nd year

Architectural Review Committee: There was a request for additional members to serve on the ARC. **Action Item:** Perkins nominated and Miller seconded Monty Earl to serve. Monty accepted. The vote was a unanimous verbal aye.

Open Forum:

Shea requested that the Association Board look into educating itself in State association law.

Shea requested that certain landscaping areas be specifically addressed this Summer.

Ruggeri requested that she be allowed to install the previously requested pavers within her property. **Action Item:** Without objection the Board allowed the owner to act on the request subject to clarification by Management in a follow up communication.

All new owners were welcomed: Matt & Ismelda Webber, Bailey Calhoun, David de L'Arbre, Doug Paley, and Jackie Kasabach .

Gonzalez spoke on the continuing disturbance issues with 117 Maple Lane. The Board suggested she continue to make formal complaints to the Association and contact the City Building Department about her structural concerns with the home on the lot.

Meeting Adjourned – 7:12 PM