



Smugger Homeowner's Association, Inc.
C/O Rutledge And Company
P.O. Box 3149
Aspen, Colorado 81612
Will@RutledgeandCompany.com
970.948.6257

Minutes of Board Meeting

13 August 2019

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 De L'Arbre, David 228 Cottonwood King, Donna 106 Maple Lemley, Vance 222 Cottonwood Michael, Christopher 130 Maple Perkins, Wendy 122 Maple Rickenbaugh, Anne 223 Cottonwood Van Hoy, Jerry 323 Oak
Additional Members:	Burns, Michael 321 Oak Gamel, Leslie 108 Maple Hanek, Linda 231 Cottonwood Taylor, Jane 231 Cottonwood Lester, Tommy 214 Cottonwood Webber, Matt 202 Cottonwood
Association Manager:	Will Rutledge, Rutledge And Company
Additional Guests:	Taam, Max and Jessie and child

Quorum: With proxies counted, it was determined that five (5) of the Board member votes were present at the call to order constituting a quorum, >50% of the total Board Members.

Previous Meeting Minutes: The minutes from the July Board Meeting were unanimously approved by the Board. **Action Item:** Management will post them to the website.

Financial Update: Management noted that there were no remarkable financial issues.

Electrical Project: Management noted that it has not been possible to get an additional bid for the project. It was mentioned that the current bid from Grizzly Electric is an estimate, and that actual numbers will be tabulated. **Action Item:** There was a motion 2nd and unanimous aye to move forward with the project with the current contractors.

Burns | 321 Oak Lot Improvement: Burns updated the progress to get his lot into compliance and/or secure a variance.

Gamel | 106 Maple Landscaping Remediation: Gamel addressed the outstanding bill from the irrigation team to assist with getting the green belt back going. **Action Item:** The Board unanimously approved allowing for a credit of materials bought by the owner lowering the owner's cost from \$434.76 to \$369.14. The Association will pay the difference of \$65.62.

Lester | 214 Cottonwood ROFR: Lester presented the prospective owners to the Association. There was a lengthy discussion on the rights and responsibilities of owners and the construction design approval process. **Action Item:** The Association unanimously approved to deny the Association's Right of First Refusal to purchase the lot.

Open Forum:

None.

Meeting Adjourned – 6:37 PM