Smuggler Homeowner's Association, Inc.
C/O Rutledge And Company
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Aspen, Colorado 81612
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970.948.6257

Minutes of Board Meeting

09 July 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~~
- Miller, Troy | 213 Cottonwood
- Perkins, Wendy | 122 Maple
- ~~Rickenbaugh, Anne | 223 Cottonwood~~
- Van Hoy, Jerry | 323 Oak

Additional Members:
- Burns, Michael & Tamara | 321 Oak
- Earl, Monty | 114 Maple
- Elliott, Pam | 206 Cottonwood
- Gamel, Leslie | 108 Maple
- Gellert, Mike | 225 Cottonwood
- Hanek, Linda | 231 Cottonwood

Association Manager: Will Rutledge, Rutledge And Company

Additional Guests: None.

Quorum: With proxies counted, it was determined that six (6) 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 January, February, April, May, June, and the Annual Meeting were unanimously approved by the Board. **Action Item: Management will post them to the website.**

Financial Update: Hanek asked about the process for paying for capital expenditures. Elliot asked that the semi-annual financials be posted on the website. There was a discussion on the reserve study. Management noted that the company had gathered the required information and is compiling for the report.

Governance Policies: There was a discussion on the governance policies. The amount of the late fee for non-payment of assessments was set to $25. The range of the fine for a nuisance violation was set to $25-$500. With the details inserted, the governance policies were unanimously approved. **Action Item: Management will post them to the website.**

Oversized Vehicles: There was a discussion on the oversized vehicles regulations. The Board will take action in the future to adjust the regulations to better reflect current vehicles.

Burns | 321 Oak Lot Improvement: Miller stated that the violation is that a portion of the deck, stonework, and/or flower beds is encroaching on the six-foot setback of the adjacent lot 319 Oak. The Burns family spoke on their behalf, and asked for guidance. Anderson spoke on the history of repeated violations emanating from the lack of attention to the Association's rules and regulations and that the City of Aspen now does not require Association approval to issue a permit. The Board suggested that the owners include collaboration with the two adjacent neighbors before requesting a variance or any other action by the Association. No action was taken by the Association, and no inference was intended to lend to a potential for any specific future action based on the owner's response.

Open Forum:

Gamel asked about the overview of the electrical project. Management noted that a second bid is being secured.

Elliott made the following statements/requests:

- She requested better enforcement of the Associations provisions for lot upkeep.
- She requested a different allocation of the landscaping budget.
- She asked about payments to individual owners for work associated with common and/or lot-specific work.
    - Anderson noted that the Association does not pay owners for work on their lots.
- She asked about Association parking enforcement.
- She asked about the history of parking regulations in the parking across from Funky Park.

The Association and/or Management responded to each inquiry or statement until the satisfaction of the answer was confirmed with Elliott.

Hanek asked about the potential for modifications to the parking in the horseshoe of Cottonwood and Maple. Management noted that to modify this area to diagonal parking, it would require the reduction of a space or the use of the NE corner of grass. **Action Item: Anderson will speak to Deb Curtis of 142 Maple to gauge her feelings.**

Gellert asked about the regulations of owning multiple lots. **Action Item: Management will investigate and report to the Board.**

Lemley asked that a lock be put on the commons building payment box. **Action Item: Management will add one.**

Meeting Adjourned – 7:05 PM