



Smuggler Home Owners' Association, Inc.
C/O Rutledge And Company
P.O. Box 3149
Aspen, Colorado 81612
Will@RutledgeandCompany.com
970.948.6257

Minutes of Board Meeting

29 October 2019

5:32 PM – Call to Order: Association Meeting Room | Aspen, CO 81611

Roll call (verbal):	Board Members:	Anderson, Brett 226 Cottonwood Campagne, Elizabeth 309 Oak De L'Arbre, David 228 Cottonwood King, Donna 106 Maple Lemley, Vance 222 Cottonwood Perkins, Wendy 122 Maple Rickenbaugh, Anne 223 Cottonwood Van Hoy, Jerry 323 Oak
	Additional Members:	None.
	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 not constituting a quorum, >50% of the total Board Members.

Financial Update: There was no financial update.

Electrical Project: Due to owner improvements in the common areas used as their easement parking and also associated with the Fall 2019 electrical project, there was a discussion on the rights and responsibilities of owner's improvements into common spaces. Multiple Board Members noted that they were aware of the provisions in the Association's governing documents that note owner responsibility for improvements made in their parking designated easements and that it had been discussed specifically in the architectural review of recent lot developments. **Action Item:** There was a motion made by Rickenbaugh to affirm and continue to apply the current rules of owner responsibility for improvements in association common spaces with a second by Lemley. The vote was a unanimous aye.

For future bills, Management will separate out any owner's financial responsibility associated with this type work and bill accordingly.

Anderson will adjust the Association's Right of First Refusal document to include an acknowledgment of a prospective owner's rights and responsibilities and a signature spot for the prospective owner.

Open Forum: Management was asked to speak to the ARC to see if anyone has any documents stored not in the commons building.

Meeting Adjourned – 6:13 PM