



Smuggler 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

10 September 2019

5:35 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
~~Michael, Christopher | 130 Maple~~
~~Perkins, Wendy | 122 Maple~~
~~Rickenbaugh, Anne | 223 Cottonwood~~
Van Hoy, Jerry | 323 Oak

Additional Members:

Burns, Michael | 321 Oak
Hanek, Linda | 231 Cottonwood
Taylor, Jane | 231 Cottonwood
Lester, Tommy | 214 Cottonwood
Gellert, Mike | 225 Cottonwood
Butera, Tina | 318 Oak
Corbin, Sam | 317 Oak
Lindenau, Beyron | 320 Oak

Association Manager:

Will Rutledge, Rutledge And Company

Additional Guests:

Stevens, Zach & Mahler, Kacey; guests and potential buyers of Miller | 213 Cottonwood

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 the August 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 reported that the project is underway with the digging on the hillside east of Cottonwood and Oak. All permits have been approved including the adjustment of digging from in between Oak and Cottonwood to down Oak. It was mentioned that Joseph | 326 Oak already has a to code conduit installed, and it would not need to be done. **Action Item:** Management will confirm and adjust accordingly.

There was a question of who is responsible for work necessary to cause the job to be done that is the consequence of an owner action in a common area, including the three concrete drives on Oak at 322, 324, and 326 Oak. The Board confirmed that the area between the lots and the road is Association property, and that any improvements to this area by an owner is at there expense and responsibility.

There was a question of the responsibility of the Association to locate the electrical work being done to a specific location on a lot. The Board confirmed that it is not responsible to terminate it's responsibility at any specific location; however, it will run the needed conduit for 316 Oak to south are of the lot to allow for a connection at the current location, and it would do so for future needs as necessary.

Burns | 321 Oak Lot Improvement: Burns presented a final request for a variance to his lot. **Action Item: The Board unanimously approved the variance pending the notarizing and recording of the document with the recording being attached to the recording of his deed.**

Lester | 214 Cottonwood ROFR: The Lester proposed buyer did not appear.

Parking Rules and Regulations: It was mentioned that the first draft of the parking documents has been completed; however, there was no discussion on them.

Miller | 213 Cottonwood ROFR: Zach Stevens and Kacey Mahler appeared as prospective buyers of 213 Cottonwood. There was a discussion of owner rights and responsibilities. **Action Item: The ROFR was unanimously declined by the Association.**

Barney | 211 Cottonwood Waste Line Issue: The issue of the 211 Cottonwood waste line from the lot line to the City main was presented. Due to some form of movement, likely under the street, the waste line joints have become separated. The owner is handling the issue, and has requested the Association take resonsibility. **Action Item: The Board unanimously approved payment of this issue.**

Barney | 211 Cottonwood NW Corner Utility Discovery Issue: The issue of discovered cables, etc, in the NW corner of 211 Cottonwood during recent construction was discussed. **Action Item: Management will confirm that the owner knows that access to utilities in the easement along that edge of a lot is required, and any hindrance to access as a result of an owner action could become the responsibility of the owner.**

Open Forum:

Anderson noted that Troy Miller has been removed from access to the Association's bank accounts leaving only Anderson and Donna King. There was a request for another signatory to be added. Campaigne accepted the offer to be on the accounts. **Action Item: Anderson and Campaigne will complete the process of confirming Campaigne as a signatory.**

Van Hoy spoke on recycling.

Meeting Adjourned – 6:37 PM