



Smuggler Home Owners' Association, Inc.  
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### Minutes of Board Meeting

11 February 2020

**5:37 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  
Perkins, Wendy | 122 Maple  
~~Rickenbaugh, Anne | 223 Cottonwood~~  
Van Hoy, Jerry | 323 Oak

Additional Members:

Elliott, Pam | 206 Cottonwood  
Simpson, Patti | 116 Cottonwood  
Boyles, Barbara | 205 Cottonwood

Association Manager:

Will Rutledge, Rutledge And Company

Additional Guests:

Taam, Max – prospective buyers of 314 Cottonwood  
Tikunoff, John and Cindy – prospective buyers of 205 Cottonwood

**Quorum:** With proxies counted, it was determined that seven (7) of the Board member votes were present at the call to order not constituting a quorum, >50% of the total Board Members.

**Meeting Minutes:** **Action Item:** Perkins motioned with a King 2<sup>nd</sup> for approval of the January 2020 minutes. The vote was a unanimous aye.

**Financial Update:** There was a discussion on the 2020 operating and reserve budget. It was noted that the operating expenses are not projected to increase, but the new reserve study suggests an increase of approximately \$33 per month per owner. **Action Item:** With a motion from Anderson and a 2<sup>nd</sup> from VanHoy the Board unanimously approved an unchanged operating budget and to hold the reserve contribution change until after the Annual Meeting. Management will bill 1Q 2020 unchanged. Management will distribute budget and reserve study to Board before the meeting.

**206 Cottonwood | Elliott – Parking Discussion:** There was a discussion on the Association's parking layout and signage.

**314 Oak ROFR:** The Board spoke to the prospective owner, Max Taam, to advise of the unique rights and responsibilities of owning in the Association. **Action Item:** Lemley motioned and VanHoy 2<sup>nd</sup> a motion for the Association to waive its ROFR. The vote was a unanimous aye.

**205 Cottonwood ROFR:** The Board spoke to the prospective owners, John and Cindy Tikunoff, to advise of the unique rights and responsibilities of owning in the Association. **Action Item:** De L'Arbre motioned and Lemley 2<sup>nd</sup> a motion for the Association to waive its ROFR. The vote was a unanimous aye.

**Open Forum:**

**Action Item:** Management will send the Board the current owner contact list.

An annual meeting date will be decided soon.

Management was notified of a street light out at 316 Oak and a bollard light near Funky Park.

**Action Item:** Management will install recycle and trash signs to help with use.

**Action Item:** Management will ask snow removal to watch out for utilities.

**Meeting Adjourned – 6:37 PM**