



Smuggler Home Owners' Association, Inc.
C/O Rutledge And Company
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970.948.6257

Minutes of Board Meeting

14 January 2020

5:31 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: Shlundt, Susan | 326 Oak
Elliott, Pam | 206 Cottonwood
Lester, Tommy | 214 Cottonwood
Jung, Dennis | 109 Maple
Flynn, John Ryan | 208 Cottonwood
Maxwell, Zach & Sally | 303 Oak
Butera, Tina | 318 Oak

Association Manager: Will Rutledge, Rutledge And Company

Additional Guests: Sankowski, Chris & Jaclyn – prospective buyers of 214 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:** VanHoy motioned with a Campaigne 2nd for approval of the December 2019 minutes. The vote was a unanimous aye.

Financial Update: Management noted there were no anomalies in the EOY 2019 financial reporting. Management noted that the budget was due to be addressed, and that billing is on hold until the new numbers can be approved.

303 Oak: The new owners, who have already closed, were greeted by the Board with the introductory speech. They acknowledged understanding of the unique rights and responsibilities of ownership in the Association.

214 Cottonwood ROFR: The Board spoke to the prospective owners, Chris and Jaclyn Sankowski, to advise them of the unique rights and responsibilities of owning in the Association. **Action Item:** VanHoy motioned and Perkins 2nd a motion for the Association to waive its ROFR. The vote was a unanimous aye.

318 Oak Big Dig Payments: There was a discussion on the amount of the big dig loan as it is associated with 318 Oak. Butera noted that the amount presented to her at her closing divided by the \$123.00 per month noted on the invoices did not reconcile. It was noted that the loan was not intended to be and not able to be amortized by individual lot. It was also mentioned that a payoff amount may not include future interest. **Action Items: Management will send a notice to all owners on the Big Dig in 2019 of the payoff and satisfaction of their responsibility to the note. Management will send Anderson the list of owners to have their lots released of the Big Dig obligation. Management will send Butera a new total due less \$75 in late fees.**

326 Oak: There was a discussion on Schlundt's reimbursable expenses from the Association-required work to mitigate owner improvements to her easement into Association property. **Action Items: Management will send Schlundt the backup for the charge to remove her pavers. King motioned with a Van Hoy 2nd to remove the single late fee on this invoice if payment is made by the end of January. The vote was a unanimous aye.**

206 Cottonwood Vehicle Tow: There was a discussion on the Association removal of Elliott's vehicle that was parked in a no parking zone on Maple. The Board noted that it will take no action at this time.

Open Forum:

There was no open forum discussion.

Meeting Adjourned – 6:44 PM