Smuggler Home Owners' Association, Inc.
C/O Rutledge And Company
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Minutes of Board Meeting

14 July 2020

5:35 PM – Call to Order: Funky Park | 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:
Ruggieri, Lisa | 136 Maple – via conference call
Forester, James & Hamilton, Jenny | 134 Maple
Taylor, Jane | 231 Cottonwood
Elliott, Pam | 206 Cottonwood
Gamel, Leslie 108 Maple
Simpson, Patti | 116 Maple
Earl, Monty | 114 Maple
Lindeau, Beyron | 320 Oak
Webber, Patty | 202 Cottonwood

Association Manager:
Will Rutledge, Rutledge And Company

Additional Guests:
Al Beyer – guest of 134 Maple
Farney, Luke & Winslow, Caroline – prospective buyers of 216 Cottonwood

Quorum: With proxies counted, it was determined that five (8) 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 2nd for approval of the 9 June and 16 June 2020 Board meeting minutes with one Anderson modification. The vote was a unanimous aye.

216 Cottonwood ROFR: Farney, Luke & Winslow, Caroline, prospective buyers of the lot were in attendance. They confirmed they have read and understand the governing documents. The Board discussed with them the importance of communication before any action. There were no questions from Luke or Caroline. **Action Item: King motioned with an Anderson 2nd for the Association to waive their right to purchase the lot. The vote was a unanimous aye.**

Elliott | Funky Parking Improvement Proposal: They're was a presentation by Pam on her proposal to fund and improve a portion of Funky Parking. There were questions on maintenance, durability, and responsibility. Management noted a maintenance agreement would be attached to the lot to secure the future of the improvement. **Action Item:** **King motioned with a Campagine 2nd for approval of Elliott to proceed with the project with the interaction of Management. The vote was 4-1 in favor of the motion, with the dissenting vote being VanHoy. Management will keep the Board up on progress.**

134 Maple ARC Issue: Prior to the meeting the Association ARC provided the owners their report on complaints surrounding the new build, and the owners returned a response. James noted that the City has issued the C/O subject to the Association's determination on the encroachment on the NW side of the building. There was a discussion on the response to the ARC report, in particular runoff water management. The Association's decision on the ARC report was tabled to a later date. **Action Item:** **Management was directed to send the owner's response to the adjacent owners.**

Excessive Trash Issue: Management spoke on the potential for the Association's trash being used by non-owners. The group noted this may be a long-standing issue. **Action Item:** **Management was directed to put locks on the trash shed doors.**

ARC R&Rs and Operations Guidelines Discussion: There was a discussion on proposals to improve the governing documents, rules and regulations and operational guidelines of the ARC. The consensus is that improvements need to be made. The plan was proposed to establish a committee to head the process.

Open Forum:

There were no open forum questions or comments.

Meeting Adjourned – 7:03 PM