



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

12 May 2020

**5:37 PM – Call to Order:**

Funky Park | 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:

Elliott, Pam | 206 Cottonwood  
Simpson, Patti | 116 Cottonwood  
Ruggieri, Lisa | 136 Maple  
Earl, Monty and Camilla | 114 Maple  
Sheeber, Amy | 138 Maple  
Gamel, Leslie | 108 Maple  
Louthis, Patty | 313 Oak  
Lindenau, Beyron | 320 Oak  
Gonzales, Steve | 105 Maple  
Webber, Matt & Patricia | 202 Cottonwood

Association Manager:

Will Rutledge, Rutledge And Company

Additional Guests:

None.

**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:** Rickenbaug motioned with a Lemly 2<sup>nd</sup> for approval of the February 2020 and Annual Meetin minutes. The vote was a unanimous aye.

**Electrical Update:** There was a discussion on the electrical work on Maple and Oak. The work should be completed by the end of June.

**Landscaping Update:** There was a discussion on the Spring landscaping. Management noted it was on track.

**Elliott | 206 Cottonwood – Parking Discussion:** There was a discussion on the Association’s parking layout and signage. Elliott presented a design and offered to pay for a sign in the Funky Parking lot. **Action Item:** Elliott will get Management the details, and Management will report to the Board on the viability of the project.

**204 Cottonwood ROFR:** Anderson spoke to the prospective owner, Helen Werngren, via Face Time to advise of the unique rights and responsibilities of owning in the Association. There was a request for Werngren to meet with the Board in person at the next available meeting. **Action Item:** Perkins motioned with a De L’Arbre 2<sup>nd</sup> a motion for the Association to waive its ROFR. The vote was a unanimous aye.

**Schlunt | 326 Oak:** There was a discussion on the past due assessments for Schlunt. **Action Item:** Rickenbaugh motioned with an Anderson 2<sup>nd</sup> a motion for the Association to continue with the Association’s Collections Policy. The vote was a unanimous aye.

**Ruggieri | 136 Maple – Association Complaints:** Lisa spoke on three complaints:

- A complaint asserting the failure of the Association Board to dutifully oversee the Association’s Architectural Review Committee in its management of the most recent development 134 Maple Lane.
- A complaint asserting the failure of the Association to, in general, apply the Association’s governing documents.
- A complaint asserting failure of the owners of 134 Maple Lane to adhere to the approved designs of their lot.

Anderson spoke on behalf of the Association. **Action Item:** Anderson will respond to Ruggieri on all three complaints before the next meeting.

#### **Open Forum:**

The Association will schedule a work session on the reserve study.

Ruggieri spoke on the issue of parking around lots 136, 134, and 132 Maple. **Action Item:** Anderson will respond to Ruggieri before the next meeting.

**Action Item:** Management was directed to purchase twelve “slow down signs” for the neighborhood.

**Meeting Adjourned – 6:54 PM**