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

08 September 2020

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| **5:38 PM – Call to Order**: | | Commons Building \| 301 Oak, Aspen, CO 81611<br>***Board and Management only due to distancing regulations. All owners were asked to call in.*** |
| **Roll call (verbal):** | Board Members: | Anderson, Brett \| 226 Cottonwood<br>Campaigne, Elizabeth \| 309 Oak<br>De L'Arbre, David \| 228 Cottonwood<br>King, Donna \| 106 Maple<br>Lemley, Vance \| 222 Cottonwood<br>Perkins, Wendy \| 122 Maple<br>~~Rickenbaugh, Anne \| 223 Cottonwood~~<br>Van Hoy, Jerry \| 323 Oak |
| | Additional Members: | Ruggieri, Lisa \| 136 Maple – via conference call<br>Forester, James & Hamilton, Jenny \| 134 Maple – via conference call<br>Taylor, Jane \| 231 Cottonwood – via conference call (post quorum)<br>Elliott, Pam \| 206 Cottonwood – via conference call<br>Gamel, Leslie 108 Maple – via conference call<br>Simpson, Patti \| 116 Maple – via conference call<br>Webber, Patty \| 202 Cottonwood – via conference call<br>Clarence, Judd \| 212 Cottonwood – via conference call<br>Louthis, Patricia \| 313 Oak – via conference call |
| | Association Manager: | Will Rutledge, Rutledge And Company |
| | Additional Guests: | Neilson, Brooke & Van Sant, Alan – prospective buyers of 204 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.

**Financials:**

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| Operating Account Balance 31 August 2020 | $19,525.03 |
| Reserve Accounts Balance 31 August 2020 | $79,084.12 |

**Meeting Minutes:** **Action Item: Van Hoy motioned with a Lemley 2nd for approval of the 11 August 2020 Board meeting minutes with one Anderson modification. The vote was a unanimous aye.**

**Maple Parking Cottonwood:** **Action Item: Van Hoy with a De L'Arbre 2nd to remove the Cottonwood tree at the entrance to the Maple parking. The vote was a unanimous verbal aye. Management will continue the request with the City.**

**204 Cottonwood ROFR:** Brooke Nielson and Alan Van Sant, 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: De L'Arbre motioned with an Perkins 2nd for the Association to waive their right to purchase the lot. The vote was a unanimous aye.**

**Oversized Vehicle Sub-Committee Report:** The Committee distributed a report from their meetings with the suggestion of a questionnaire to go out to owners to gauge the community's ideas. The Board will follow up on their report.

**ARC R&Rs and Operations Guidelines Discussion:** Stan Clauson is set to meet with the ARC next month for guidance.

**134 Maple ARC Issue:** There was a discussion and vote on the single variance of an encroachment of an 8.5" portion of one side of the structure of 134 Maple onto Association Property. James spoke on his behalf noting the owner's request for an Encroachment Agreement. Comments were taken from multiple owners, and there was a Board discussion. **Action Item: Van Hoy motioned with a 2nd from Lemley to require, within one (1) year, the above ground portion of the encroachment be moved fully back onto the owner's property while allowing the owner to leave any sub-grade construction in place. The motion did not include any fine or other costs. The motion passed on a 4-3 hands vote. Management is to deliver this decision directly to the owners.**

**Elliott | Funky Parking Improvement Proposal:** Pam spoke on the details of the improvement. Management noted the query of the Community resulted in a marginally positive response in favor of the request. Comments were taken from owners. Multiple members of the Board noted that owners in the near vicinity of the proposal, who could be most affected, were against the project. There was no action taken by the Board on the proposal that remains not approved. **Action Item: Management was directed to address the current materials purchased by Pam to see if they could be used by the Association. Pam was directed to supply proof of purchase of materials.**

**Maple to Gibson Sidewalk Discussion:** Lisa spoke on her request to move the current sidewalk farther from her lot and more or completely onto Association property. Board Members and other owners spoke and asked questions. An approved lot design showing the parking for 136 Maple was supplied. Patty noted that during the closing of 132 Maple in approximately 2003 there was a survey done by Alpine Survey that likely showed the layout of each property at this location. **Action Item: Donna motioned to move the sidewalk. There was no 2nd. Management was directed to get a survey of the area to determine the options.**

**Cottonwood Slow Sign Pedestal Discussion:** Lisa spoke on the need for clear streets for fire access. There was no action on this topic.

**Open Forum:**

Wendy asked for account balances to be added to each month's minutes. **Action Item: Management will include them.**

Jerry Van Hoy asked for the trash sheds to be cleaned more often. **Action Item: Management will make that happen.**

**Meeting Adjourned – 7:29 PM**