



Smuggler Home Owners' Association, Inc.
C/O Rutledge And Company
P.O. Box 3149
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970.948.6257

Minutes of Board Meeting

13 April 2021

5:36 PM – Call to Order:

Via Web Conference

Roll call (verbal):

Board Members:

Campaigne, Elizabeth | 309 Oak
De L'Arbre, David | 228 Cottonwood
King, Donna | 106 Maple
Lemley, Vance | 222 Cottonwood – post quorum
Perkins, Wendy | 122 Maple
Van Hoy, Jerry | 323 Oak – post quorum
~~Gellert, Mike | 225 Cottonwood~~

Alternates:

~~Simpson, Patti | 116 Maple~~
~~Anderson, Brett | 226 Cottonwood~~

Additional Members:

Campbell, Bev | 207 Cottonwood
Ruggieri, Lisa | 136 Maple
Forester, James | 134 Maple
Sheeber, Aimee | 138 Oak
Harvier, Alex & Emily | 101 Maple
Gamel, Leslie | 108 Maple

Association Manager:

Rutledge, Will | Rutledge And Company

Additional Guests:

None.

Quorum: With proxies counted, it was determined that four (4) of the Board member votes were present at the call to order constituting a quorum, >50% of the total Board Members.

Financials:

Operating Account Balance 31 March 2021	\$54,553.40
Reserve Accounts Balance 31 March 2021	\$193,922.47

March Association Meeting Minutes: **Action Item:** Wendy motioned with 2nd by Elizabeth to approve the March 2021 meeting minutes. The vote was a unanimous verbal aye.

Board Position Elections: The Board agreed to postpone the election of positions to a future meeting.

Ruggieri | 136 Maple: There was a discussion on the potential for moving a gas line under 136 Maple Lane. A group of the Board met with Black Hills Energy to discuss the options for moving a gas line currently on the lot. The Board Members at this meeting agree that there is no Association responsibility to move any utility on a lot. Lisa spoke on her behalf, and stated that the Association does not have the right to have utilities on her lot, and requested they be moved. **Action Item: The Board will send Lisa a statement of the Association's position on her request.**

101 Maple Front Yard and Barrier Landscaping: There was a conversation on the rights and responsibilities for the yard and planter/barrier at the front of 101 Maple. From what can be determined on the Pitkin County GIS maps, the yard and planter are the property of the Association. No one had a definitive recollection of the agreement between the former owner and the management of the planter in front of the house.

The Board agreed to allow the Harviers to continue to maintain the planter including replacing a dead plant in the front, and the Association would continue to maintain the yard. The Harviers will provide expenses for yearly maintenance of the planter and the replacement of the tree. The Association will discuss how they want to handle these expenses.

101 Maple Snow Storage on Maple and In Funky Park: Alex and Emily gave a synopsis of the history of snow storage in front and behind their home. The home was built in 2004-2006. They indicated that engineers have said that there is a possibility of the storage of snow around their house to be the cause of damage to their home. A report was sent to the Board. The Harviers noted that there are current structural issues with the home; however, none are substantial enough to have the Association take action. They noted that their fence that barriers their home and Funky Park needs some significant repairs. The Harviers will send the costs of repairing their fence to the Association for their consideration.

Action Item: Management and the Harviers agreed, if there are none to minimal costs, to the Association modifying the snow storage next year by using Funky Park as a last resort storage space, and using it from the 204 Cottonwood side first, if necessary. The intent is to reduce/remove any potential effect of groundwater on the lot.

Open Forum:

Donna requested to seed the greenbelt as early as possible. Jerry suggested Matt Weber.

Wendy noted owners typically put the City Spring Clean stuff in front of the houses. Management will update the notice to say owners can leave items in front of their homes.

Wendy asked to see all the legal bills from the past year.

Aimee asked about enforcing the storage issue on 136 Maple. Management requested a formal request for action in writing with a picture if possible.

Lisa asked about the wrap up of construction at 134 Maple. Wendy commented on the subject.

Lisa asked for a change to the March meeting minutes that reflect she did not nominate Max Taam.

Management will put the meeting information on the Board meeting prep emails.

Meeting Adjourned – 6:41 PM