



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

Minutes of Board Meeting

10 August 2021

5:33 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
Perkins, Wendy | 122 Maple
Van Hoy, Jerry | 323 Oak
Gellert, Mike | 225 Cottonwood

Alternates:

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

Additional Members:

Louthis, Tricia | 313 Oak
Ruggieri, Lisa | 136 Maple
Foerster, James | 134 Maple
Padden, Kevin | 224 Cottonwood
Elliott, Pam | 206 Cottonwood
Costello, Stephanie | 328 Oak
Gamel, Leslie | 108 Maple
Taylor, Jane | 231 Cottonwood
Sheeber, Aimee | 138 Maple

Association Manager:

Rutledge, Will | Rutledge And Company

Additional Guests:

None.

Quorum: With proxies counted, it was determined that eight (8) 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 30 June 2021	\$ 39,011.62
Reserve Accounts Balance 30 June 2021	\$219,728.81

June and July Association Meeting Minutes: **Action Item:** David motioned with a second by Donna to approve the June and July meeting minutes. The vote was a unanimous verbal aye.

Association Asset / Reserve Study and Contribution: Brett led a discussion on the Association's asset / reserve study and the Association projected needs. It was noted that the Association will not be able to fund its projected future capital needs without raising the current contribution. It was noted that the Association should revisit the study and contribution every five years. **Action Item:** Donna motioned with a second by Patti to raise the reserve contribution from \$50.00 per month to \$100.00 per month starting with the fourth quarter of 2021. The vote was a unanimous verbal aye. Management will notice the increase along with the notes on the invoices.

Ruggieri | 136 Maple Leave of Absence Request: There was a discussion on Lisa's request to have the Association approve a one-year leave of absence beginning in October 2021. Multiple owners asked about APCHA's authority regarding residing in the community. **Action Item:** With the contingencies of:

- The Association accepting the renters after due diligence.
- The removal of the small trailer from the lot.
- The agreement that Lisa and the tenants will never co-reside at the residence.
- Lisa will clean up the front, roadside of the trailer before the rental.
- The leave time period is from 1 October 2021 to 30 September 2022.
- The leave is specifically in regards to Lisa needing the leave for medical reasons.

Donna motioned with a second by Wendy to approve the one-year leave of absence. The vote was a yes from all the Board except a no from Jerry. Management will secure a written agreement with Lisa, then submit the approval to APCHA.

Pet Management: There was a discussion on multiple reports of inadequate pet management in the community, specifically unmonitored pets. Leslie noted that she believes she has her issue under control, and that she will continue to monitor the situation and take any necessary steps in the future to gain compliance.

Parking Enforcement: There was a discussion on the enforcement of parking violations. Mike noted that the Association should be sure to adhere to the enforcement policy when acting. It was noted that certain actions required of parking violations are not fines, and require repayment of Association expenses taken as a result of some violations. It was noted that there are spots available to rent for owners needing additional parking that can be requested by emailing Management.

Leslie noted that she has requested a hearing on the booting of a vehicle associated with her membership, but has received no response. **Action Item:** The Board, with Leslie's approval, scheduled a hearing for Tuesday, August 14th, at 4:00 PM MST (Aspen time) via web conference. Management will formalize the request and notice.

Open Forum:

It was noted that the comments section of a web meeting is not monitored.

Donna asked that she be allowed to have Gonzo power wash the Maple trash enclosure at the Association's expense. There was no contest to the request, and Donna said she'll get it done.

There was a request to put lighter lids on the new trash and recycle bins. Management will handle that.

Pam made a follow up request to make an addition to Funky Parking that she reported as smaller than the previous request. It was requested that she submit a full proposal with details and schematics before the proposal will be addressed at a future meeting.

Stephanie asked about enforcement of oversized vehicles. The Board noted that the continue to look into the issue.

Leslie asked for clarification on the definition of a guest that would be able to use visitor parking. It was noted that the basic definition is someone not an occupant of a lot, and someone who intends to use the parking only for short, non-recurring visits.

Lisa noted that she had made a records request for certain documents associated with 134 Maple. Wendy said she would confirm that these documents are allowed to be distributed.

Lisa commented on the Association's enforcement actions.

Meeting Adjourned – 7:18 PM