



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

14 September 2021

**5:31 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 – via proxy to Wendy  
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  
Costello, Stephanie | 328 Oak  
Curley, Leslie | 108 Maple  
Taylor, Jane | 231 Cottonwood  
Wagar, Rich | 132 Maple  
Neilson, Brooke | 204 Cottonwood  
Lebby, Erin | 107 Maple  
Weber, Patty | 202 Cottonwood

Association Manager:

Rutledge, Will | Rutledge And Company

Additional Guests:

Solomon, Jeff – Project Resource Studio  
Wanatowicz, Kathleen – Project Resource Studio  
Bendon, Chris – Bendon Adams  
Clark, Chelsea – guest of Leslie Curley

**Quorum:** With proxies counted, it was determined that seven (7) 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 | \$ 49,603.94 |
| Reserve Accounts Balance 30 June 2021  | \$219,728.81 |

**Introduction of Centennial Remodel Project | Project Resource Studio:** There was an introduction of the team that is proposing to remodel a portion of the Centennial Condominiums/Apartments. The point of contact was offered as Jeff Solomon at [JSolomon@birgeandheld.com](mailto:JSolomon@birgeandheld.com) and 312.617.8015. It was noted that the project is in the very early planning stages.

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

**134 Maple Encroachment Agreements:** There was a discussion on the 134 Maple foundation and eave encroachment agreements. There were comments allowed from the attendees. **Action Item:** David motioned with a 2<sup>nd</sup> by Jerry to approve the foundation encroachment agreement as distributed to the Board. The vote was a unanimous verbal aye with Mike abstaining. **Action Item:** David motioned with a 2<sup>nd</sup> by Jerry to approve the eave encroachment agreement to be completed by legal. The vote was a unanimous verbal aye with Mike abstaining.

**The approval requires completion of the requirements by 08 September 2022.**

**Elliott | Funky Park Parking Proposal:** With Pam not in attendance, the discussion was moved to the next meeting.

**Maple Trees at Maple Entrance:** Management noted that Earthwise Horticultural assessed the trees. The trees show signs of two different types of issues, one being a beetle issue. Earthwise said it was too late to treat the trees, and we should reassess in the Spring.

**Ruggieri | 136 Maple:** Sidewalk parking. David noted that he is happy to respond to Lisa's email if needed. There is no parking on the sidewalk. The Association is not interested in mediation. The Association has no intent to modify the sidewalk. It was noted that the hearing for the second violation is still scheduled.

**ACC Governing Documents:** There was a discussion on the updated Architectural Control Committee documents. It was noted that all of them have been vetted by legal. There was a discussion on temporary, moveable shade tents. There was a request to adjust the height of the tents to eleven (11) feet. There was no objection to the change. **Action Item:** Jerry motioned with a 2<sup>nd</sup> by Elizabeth to approve the revised documents as distributed with the one height change referenced above. The vote was a unanimous verbal aye.

**Parking Enforcement:** There was a request to enforce with stickers the oversized vehicles in the community. Management will take that action soon. An idea was proposed to designate three spots of the Ajax Lane parking as Long Term, making those spots able to be used for oversized vehicles. The layout is shown below.

#### **Open Forum:**

Wendy is planning on updating the Rules and Regulations.

Legal suggested we put a password on certain sections of the Association's website.

It was noted that the APCHA questionnaire distributed is not required to be completed by the Association.

Leslie asked about the failed vote to adjust oversized vehicle sizes. It was noted that, currently, oversized vehicles are only allowed in long term parking. Leslie asked for a recap on the report of an enforcement request by Bev Campbell. The Association will respond to her request in writing.

Leslie commented that the Board should have formal vote on any exceptions to enforcement of oversized parking, and that a reasonable exception be defined.

Tricia asked about the process for general parking enforcement.

Lisa asked about tents on Donna's property, expired vehicles, owners not in residence, the light on the Gibson sidewalk, Jerry's conflict of interest. The Association will form a response to Lisa's request in writing.

Lisa asked about her violation hearing, and who would be there.

Stephanie suggested that there is merit to the change of Ajax parking to long term parking, and asked about the details.

**Meeting Adjourned – 6:50 PM**

