



Smuggler Home Owners' Association, Inc.
C/O Rutledge and Company
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Will@RutledgeandCompany.com
970.948.6257

Minutes of Board Meeting

13 December 2022

5:31 PM – Call to Order:

Via Web Conference

Roll call (verbal):

Board Members: Campaigne, Elizabeth | 309 Oak
~~Clark, Casarae | 321 Oak~~
Cook, Dave | 111 Maple
De L'Arbre, David | 228 Cottonwood
Forester, James | 134 Maple
Simpson, Patty | 116 Maple
~~Van Hoy, Jerry | 323 Oak~~

Additional Members: Taylor, Jane | 231 Oak
Costello, Stephanie | 328 Oak
Campbell, Beverley | 207 Cottonwood

Association Manager: Rutledge, Will | Rutledge and Company

Additional Guests: Juskys, Deana prospective buyer of 115 Maple
Cooper, Jodi prospective buyer of 107 Maple

Quorum: With proxies counted, it was determined that five (5) 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 November 2022	\$152,606.85
Reserve Accounts Balance 30 November 2022	\$268,466.88

115 Maple ROFR: Deana Juskys was addressed by the Board. **Action Item:** David D. motioned with a 2nd by Elizabeth to decline on the ROFR for 115 Maple. The vote was a unanimous verbal aye.

107 Maple ROFR: Jody Cooper was addressed by the Board. **Action Item:** David D. motioned with a 2nd by Elizabeth to decline on the ROFR for 107 Maple. The vote was a unanimous verbal aye.

Marquez Equipment Storage: The Board unanimously agreed to allow Marquez Maintenance to store equipment in exchange for a discount to be determined at a later date.

200/202 Electrical Problem Expense: There was a discussion on the expenses paid by the Association and who is responsible. It was agreed that David D. will present the issue to the owner. Bev commented on the history of the location.

Open Forum:

Bev noted that recycle was not picked up. Management is on it.

Meeting Adjourned – 5:48 PM