



Smuggler Home Owners' Association, Inc.
C/O Rutledge And Company
P.O. Box 3149
Aspen, Colorado 81612
Will@RutledgeandCompany.com
970.948.6257

Minutes of Board Meeting

11 Jan 2022

5:35 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
Costello, Steph | 328 Oak
Nielsen, Brooke | 107 Maple – post quorum
Taylor, Jane | 231 Cottonwood – post quorum
Gamel, Leslie | 108 Maple – post quorum

Association Manager: Rutledge, Will | Rutledge And Company

Additional Guests: None.

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 31 December 2021	\$ 68,336.53
Reserve Accounts Balance 31 December 2021	\$219,736.22

Board Meetings: There was a discussion on whether or not monthly meetings are necessary. The monthly meeting schedule will not be changed. Each month if there is no need to have a meeting, notice of cancellation will be sent.

108 Maple Parking Violation: Action Item: Wendy moved with a 2nd by Elizabeth to rescind and nullify the past parking violation for 108 Maple. The vote was a unanimous verbal aye.

Budget Discussion for Legal: There was a discussion on amending the 2022 budget legal expense line in anticipation of unforeseen legal needs. The consensus was to let the contingency apply to any legal overage.

Governing Documents: There was a discussion on updating the Association's governing documents. It was noted that anything other than the Rules and Regulations would require a sizeable vote of the full Association to change. The Board will consider incorporating owners in revisions of any governing documents. There was a question of what percent of the membership is required to amend certain governing documents. It was noted that certain State laws supersede the Association's governing documents.

Open Forum:

Lisa requested that her full email and a specific note of her creation be included in the minutes about her intent to run for the Board.

Lisa asked about renter enforcement. Wendy noted that the Association may update the Rules and Regulations to reflect any changes pertaining to this subject.

Stephanie asked about the details of the executive session from last night. No information was disclosed.

Meeting Adjourned – 6:15 PM