



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

09 May 2023

5:50 PM – Call to Order:

Via Web Conference

Roll call (verbal):

Board Members: Campaigne, Elizabeth | 309 Oak Lane
Clark, Casarae | 321 Oak Lane
~~Cook, Dave | 111 Maple~~
~~Dillion, Chelsea | 317 Oak Lane~~
Dillon, Jamil | 115 Maple Lane
~~Forester, James | 134 Maple Lane~~
~~King, Donna | 106 Maple Lane~~

Additional Members: Campbell, Bev | 207 Cottonwood Lane
Perkins, Wendy | 122 Maple Lane
Simpson, Patty | 116 Maple Lane
Stirling, Bill | 118 Maple Lane
Swann, Caroline | 306 Oak Lane
Taylor, Jane | 231 Cottonwood Lane
Taam, Max | 314 Oak Lane
Lindeau, Beyron | 320 Oak Lane
Nielson, Brooke | 204 Cottonwood
Earl, Monty | 114 Maple Lane

Proxy: King to Campaigne

Association Manager: Rutledge, Will | Rutledge and Company

Additional Guests: Funk, Adam – Prospective buyer of 314 Oak Lane
Werngrent, Helen & Ross, David – Prospective buyer of 112 Maple Lane
Mark & Todd – Prospective buyers of 125 Maple Lane

Quorum: With proxies counted, it was determined that four (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 April 2023 \$ 79,933.54
Reserve Accounts Balance 30 April 2023 \$371,235.52

314 Oak Lane ROFR: Adam Funk was addressed by the Board. **Action Item:** Elizabeth motioned with a 2nd by Casarae for the Association to decline the ROFR for 314 Oak. The vote was a unanimous verbal aye.

112 Maple Lane ROFR: Helen Werngrent and David Ross was addressed by the Board. **Action Item:** Elizabeth motioned with a 2nd by Casarae for the Association to decline the ROFR for 112 Maple Lane. The vote was a unanimous verbal aye.

125 Maple Lane ROFR: Mark & Todd were addressed by the Board. **Action Item:** Elizabeth motioned with a 2nd by Casarae for the Association to decline the ROFR for 125 Maple Lane. The vote was a unanimous verbal aye.

Director Position Election: **Action Item:** Elizabeth motioned with a 2nd by Casarae to elect Jamil as President. The vote was a unanimous verbal aye.

Open Forum:

Patty spoke on the APCA form requested recently. Management noted that it is confirmed all lots are required to submit.

Bill requested no pesticides/herbicides be used in the community. Management noted the Pitkin County Noxious Weed requirement.

Brooke noted their construction is still in the design phase.

It was noted a lock may be gone from the Oak trash.

Meeting Adjourned – 6:14 PM