



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

14 November 2023

5:33 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 – post quorum

Additional Members: VanHoy, Jerry | 323 Oak
Funk, Adam | 314 Oak
Campbell, Bev | 207 Cottonwood
Earl, Monty & Camilla | 114 Maple
Werngren, Helen | 112 Maple
Taylor, Jane & Hanek, Linda | 231 Cottonwood
Costello, Stephanie | 328 Oak
Louthis, Tricia | 313 Oak
Simpson, Patti | 116 Maple
Gamel, Leslie | 108 Oak

Proxy: None.

Association Manager: Will Rutledge, Rutledge and Company

Additional Guests: None.

Quorum: With proxies counted, it was determined that six (6) of the Board member votes were present at the call to order constituting a quorum, >50% of the total Board Members.

October Meeting Minutes Approval: **Action Item:** David motioned with a 2nd by Elizabeth to ratify the October minutes. The motion carried with unanimous verbal assent.

2024 Budget: There was a discussion on the budget. **Action Item:** David motioned with a 2nd by Elizabeth to approve the budget as presented. The motion passed with unanimous verbal assent. The Association-wide Budget Meeting will be just before the December Board Meeting. The increase will be rounded to the nearest \$5 per owner.

Oak Sewer Issue: It was noted that a demand letter has been sent to the contractor for reimbursement of the costs of the issues at 324 and 326 Oak because of the electrical install.

Director Positions: Jamil noted that it would benefit the Association to elect a secretary and treasurer. Elizabeth was elected as Treasurer and James as Secretary.

Address of Owner Threats and Accusations: Jamil expressed his concern over owner actions taking aggressive steps. Decorum and civility were requested.

328 Oak Tree: It was noted that an Aspen tree is leaning over the yard at 328 Oak. The issue will be passed on to Management who will manage the process.

Variance Requests: Dave spoke on the need for and process for variance requests. Management noted that any variance should be presented in a meeting where the Board considers it and gets a legal opinion, if necessary. Management noted that a Parking Policy could be created. The Board requested that Jamil submit a variance package for the Board to consider.

Special Meeting / RFP: There was a discussion on a request for an investigation of alternative management and a request for the Board to call a Special Meeting. It was noted that the Association is looking into the request for a Special Meeting. The Board denies the request to investigate Management alternatives.

Open Forum:

Tricia expressed her concern regarding oversized vehicles.

Tricia suggested that a management change have a process.

Leslie noted that everyone was advised of the rules when they purchased.

Leslie noted that a special meeting has been requested.

Jerry suggested that anyone thinking new management is needed find a replacement.

Patty suggested that a variance required a hardship and that new management should be sought out before requesting a change.

Jane Taylor noted that the Maple to Gibson walkway has lights out.

Jamil noted to the Board to consider recipients, subjects, and content of emails.

Meeting Adjourned – 7:15 PM