



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

12 March 2024

5:40 PM – Call to Order:

301 Oak Lane, Aspen, CO 81611

Roll call (verbal):

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

Additional Members: VanHoy, Donna | 323 Oak Lane
Taylor, Jane & Hanek, Linda | 231 Oak Lane
Costello, Stephanie | 328 Oak Lane
Warming, Solveig | 120 Maple Lane

Proxy: None.

Association Manager: Will Rutledge, Rutledge and Company

Additional Guests: None.

Quorum: With proxies counted, it was determined that four (4) of the Board member votes were present at the call to order constituting a quorum, >50% of the total Board Members.

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

Parking: It was noted that at least five rental spots were being used in the community generating substantial income. To balance open spots, Management will move two of the rentals on Ajax Avenue to Funky Parking. It was noted that the Association's governing documents require at least two consistently usable spots on each lot. The Board noted that it plans to fully address parking later this year.

Director Positions: **Action Item:** James motioned with a 2nd by Elizabeth to nominate Dave Cook as president, James Forester as vice president, and Elizabeth as secretary/treasurer. The motion carried with a unanimous verbal aye.

Non-budgeted Legal Expenses Discussion: It was noted that owner actions have caused significant non-budgeted legal expenses, which could cause a budget overage conducting a special assessment. The Board directed the next meeting notice to specifically note that the Board is considering a special assessment to cover the budget overages from the legal expenses, and that this will be discussed in detail at the April meeting.

Open Forum:

It was noted that four members were present at the meeting, which was far less than the average attendance at meetings conducted via web conference.

There was a question of an owner's requirement to timely build on a vacant lot.

Management was requested to form a proposal for hardware and connectivity that would create an easy way to manage a virtual and in person meeting.

Management was asked if there was a requirement to be present at a meeting with a virtual presence to be able to speak.

It was noted that the snow removal team continues to plow a berm onto owners' properties. Management will continue to address the issue.

Meeting Adjourned – 6:25 PM