



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 November 2024

5:34 PM – Call to Order:

Web Conference

Roll call (verbal):

Board Members: Campaigne, Elizabeth | 309 Oak Lane
VanHoy, Jerry | 323 Oak Lane
Cook, Dave | 111 Maple Lane
Dillon, Jamil | 115 Maple Lane
King, Donna | 106 Maple Lane
Rockhill, Brittanie | 224 Cottonwood Lane
Forester, James | 134 Maple Lane

Additional Members: Costello, Steph | 328 Oak Lane
Nielson, Brooke | 204 Cottonwood Lane
Clarence, Judd | 212 Cottonwood Lane
Louthis, Tricia | 313 Oak Lane
Simpson, Patti | 116 Maple Lane
Perkins, Wendy | 122 Maple Lane
Corbin, Sam | 217 Cottonwood Lane
Strugatskiy, Alex | 219 Cottonwood Lane
Taylor, Jane & Hanek, Linda | 231 Cottonwood Lane
Earl, Monty | 114 Maple Lane
Graham, Geraldine | 220 Cottonwood Lane

Proxy: None.

Association Manager: Will Rutledge, Rutledge and Company

Additional Guests: None.

Quorum: With proxies counted, it was determined that seven (7) 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:** Jerry motioned with a 2nd by Donna to ratify the October meeting minutes. The motion carried with unanimous verbal assent.

APCHA Compliance Request: There was a discussion on the request by APCHA requesting financial information as documentation for owner compliance. Dave Cook will investigate further, and report back.

Clubhouse Capital Improvements: It was noted that the remodel/improvement of the clubhouse is delayed to next Summer. Alex and Management will work on immediately shoring up some potentials for exposure.

Bookkeeping Options: Management is directed to send out a feeler for the options for bookkeeping.

2025 Budget Discussion: Management presented the proposed budget. **Action Item:** Donna motioned with a 2nd by Jerry to approve the 2025 budget with a 10% increase to the operations assessments over what was presented. The motion carried with unanimous verbal assent.

Open Forum:

Sam Corbin voiced his concern with his neighbor's structures on his property and portions of his build that are claimed to be out of ARC compliance. There was a conversation with and by the Association Board, the ARC, and Sam and the neighbor contended to be out of compliance.

Trisha asked for the detail on a single charge for a management payment. Management will send that to her.

The Association Budget Meeting was set for Tuesday, December 10th, 2024.

Judd noted that he was adamantly against APCHA's recent request for documentation. **Action Item:** Dave motioned with a 2nd by Brittanie to have legal draft a response to APCHA's request for documentation. The motion carried with unanimous verbal assent.

Meeting Adjourned – 7:15 PM