



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

8 October 2024

5:30 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
~~Forester, James | 134 Maple Lane~~
King, Donna | 106 Maple Lane
Rockhill, Brittanie | 224 Cottonwood Lane

Additional Members: Costello, Steph | 328 Oak Lane
Nielson, Brooke | 204 Cottonwood Lane
Graham, Geraldine | 220 Cottonwood Lane
Clarence, Judd | 212 Cottonwood Lane
Weber, Patti | 202 Cottonwood Lane
Louthis, Tricia | 313 Oak Lane
Simpson, Patti | 116 Maple Lane

Proxy: Forester, James | 134 Maple Lane **to** Cook

Association Manager: Will Rutledge, Rutledge and Company

Additional Guests: McLaughlin, Andrew – prospective buyer for 225 Cottonwood Lane

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.

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

ROFR 225 Cottonwood Lane: Andrew McLaughlin was in attendance, and spoke to and with the attendees on the rights and responsibilities of an owner. He indicated that he has read and understands the governance of the Association. **Action Item:** Brittanie motioned with a 2nd by Jerry to pass on the ROFR. The motion carried by unanimous verbal assent.

Clubhouse Capital Improvements: There was a discussion on the maintenance and improvements for the trash sheds and the clubhouse. **Action Item:** Donna motioned with a 2nd by Jerry to have Vance Lemly repair the skirt and add an eve on the north and south sides of the clubhouse at time and materials.

Improved Trash Hardware: There was a discussion on improving the door hardware for the trash sheds. Jerry will distribute the items suggested to the Board.

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.

Open Forum:

Steph Costello spoke on dog mismanagement. Management asked for a formal complaint in writing.

Patti asked about the vehicle in Funky Parking. Management will speak to the owner responsible for the vehicle. Management is instructed to enforce the 72-hour movement rule for vehicles in the park.

Patti asked about the reserve contribution and balances.

Meeting Adjourned – 6:36 PM