



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 December 2025

5:52 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 King, Donna 106 Maple Lane Rockhill, Brittanie 224 Cottonwood Lane Foerster, James 134 Maple Lane
Additional Members:	Perkins, Wendy 122 Maple Lane Louthis, Tricia 313 Oak Lane Nielson, Brooke 204 Cottonwood Lane Taylor / Hanek, Jane & Linda 231 Cottonwood Lane Curley, Leslie 108 Maple Lane Mack, Peter 310 Oak Lane
Proxy:	VanHoy to King
Association Manager:	Will Rutledge, Rutledge and Company
Additional Guests:	None.

Quorum: With proxies counted, it was determined that five (5) 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 Board meeting minutes. The motion carried with unanimous verbal assent.

225 Cottonwood Spa Violation: **Action Item:** Management will confirm the spa is moved or not.

Open Forum:

Donna asked about the start time for snow plowing.

There was a conversation on locking trash sheds and misuse. **Action Item:** Management will put up surveillance signs and cameras.

Meeting Adjourned – 6:14 PM