



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 January 2025

5:32 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
Curley, Leslie | 108 Maple Lane
Taylor, Linda & Hanek, James | 231 Cottonwood Lane
Nielsen, Brooke | 204 Cottonwood Lane
Rueggeberg, Christine | 319 Oak Lane
Simpson, Patty | 116 Maple Lane
Juskys, Deanna | 312 Oak Lane

Proxy: Cook ~~to~~ Foerster

Association Manager: Will Rutledge, Rutledge and Company

Additional Guests: Suskind, Don – potential buyer for 214 Cottonwood

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.

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

214 Cottonwood ROFR: Don Suskind represented himself as the potential buyer for the vacant lot at 214 Cottonwood. He represented that he understands the rights and responsibilities of an owner in Smuggler Park. It was noted that construction must go through the Association's design review, to which Don noted he understood. **Action Item:** Jerry motioned with a second by Elizabeth that the Association waive its right of first refusal for the lot. The motion carried by unanimous verbal assent.

Association Capital Improvements: There was a discussion on the capital needs of the Association. It was mentioned that the sidewalk at 134 Maple should be included. It was mentioned that the drainage at Funky Park/Parking should be looked at.

Open Forum:

There was a request to continue to monitor and manage the Association's snow removal. It was noted that the perennial ice at Funky Park/Parking remains, to which Management noted is monitored.

There was a request to investigate the street light at 123 Maple.

Donna King asked for an investigation into whether she had taken her one lifetime waiver for a late fee. Management noted that a previous Board had approved Management to assess a one lifetime wavier per lot for late fees for assessments. Donna noted that, if she had not, she would like to.

There was a request to resend the details of owner responsibilities for snow removal.

There was a request to send a note that assessments have gone up.

There was a request to send a note that owners have a yearly credit at the landfill for non-trash items.

Meeting Adjourned – 5:55 PM