



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

08 July 2025

5:33 PM – Call to Order:

Web Conference

Roll call (verbal):

Board Members: Campaigne, Elizabeth | 309 Oak Lane – proxy to Cook
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 – proxy to Cook
Foerster, James | 134 Maple Lane – proxy to Cook

Additional Members: Taylor, Linda & Hanek, James | 231 Cottonwood Lane
Gallucio, Vince | 325 Oak Lane
Campbell, Bev | 207 Cottonwood Lane

Proxy: Campaigne, Rockhill, & Foerster **to** Cook

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.

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

Clubhouse Remodel: There was a discussion on expanding the work on the building to make the inside more usable. Jane noted that removing the office and a new floor would make it more usable. Dave noted we can do interior work in the Winter. **Action Item:** Dave motioned with a 2nd by Jerry to do skirting, exterior paint, and roof repair. The motion carried by unanimous verbal assent.

Road Parking: There was a conversation on people parking on the roads blocking traffic. **Action Item:** Management will ask owners to report issues, with Management noticing the vehicles with stickers first, then boots after.

Community Road Cross Tie Maintenance: **Action Item:** Management will assess and repair or paint all the community cross ties.

Open Forum:

Donna asked about trash and recycle pickup. Management noted a truck broke recently delaying pickups.

Meeting Adjourned – 6:22 PM