



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

11 March 2025

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 (proxy to James)
Dillon, Jamil | 115 Maple Lane
~~King, Donna | 106 Maple Lane~~
Rockhill, Brittanie | 224 Cottonwood Lane
Forester, James | 134 Maple Lane

Additional Members: Taylor, Linda & Hanek, James | 231 Cottonwood Lane
Simpson, Patty | 116 Maple Lane
Warming, Solveig | 120 Maple Lane
Costello, Stephanie | 328 Oak Lane
Louthis, Tricia | 313 Oak Lane
Perkins, Wendy | 122 Maple Lane
Earl, Monty | 114 Maple Lane

Proxy: Cook ~~to~~ Foerster

Association Manager: Will Rutledge, Rutledge and Company

Additional Guests: Mack, Peter & Huskey, Caroline – potential buyer for 310 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.

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

310 Oak Cottonwood ROFR: Peter and Caroline represented themselves as the potential buyer for 310 Oak. They represented that they understand the rights and responsibilities of an owner in Smuggler Park. **Action Item:** Jerry motioned with a second by Jamil that the Association waive its right of first refusal for the lot. The motion carried by unanimous verbal assent.

219 Cottonwood Request for Variance: There was a discussion on the request for a variance to the ARC guidelines. The variance involves a small overhang into the setback, which all affected neighbor approved. The ARC supports allowing this variance. **Action Item:** Jerry motioned with a 2nd by Brittanie to approve the request for variance for 219 Cottonwood. The motion carried by unanimous verbal assent.

TV and Internet Option: There was a discussion about the presentation of an alternative to the current tv and internet package by Comcast. Pathfinder is offering a competitive package of DirecTV and internet for \$6,880.00 to Comcast's \$8,498.00 per month. Owners noted that a switch could be problematic for their personal preferences. The Association will continue the conversation later.

Open Forum:

Jerry noted that the snow removal team damaged the cross ties at the Maple parking and the turn into Ajax Avenue. Management will follow up.

Jane spoke a vote of confidence with Marquez for snow removal.

Meeting Adjourned – 6:11 PM