



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

13 May 2025

5:37 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: Nielson, Brooke | 204 Cottonwood Lane
Taylor, Linda & Hanek, James | 231 Cottonwood Lane
Warming, Solveig | 120 Maple Lane
Louthis, Tricia | 313 Oak Lane
Costello, Stephanie | 328 Oak Lane
Strugatskiy, Alex | 219 Cottonwood Lane

Proxy: None.

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.

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

Clubhouse Remodel: Alex noted that he had a line on extra materials for the clubhouse roof, eave, and skirting. There was a discussion on expanding the work on the building to make the inside more usable. **Action Item:** Management will send out a feeler to gauge potential for owner use.

Individual Owner Bookkeeping Reimbursement: The Association will discuss extra bookkeeping expenses being reimbursable to individual owners at the Annual Meeting.

117 Maple Variance Ratification: **Action Item:** Jerry motioned with a 2nd by Donna to ratify the offset roof peak and shed roof in the setback variance request by 117 Maple Lane. The motion carried by unanimous verbal assent.

Open Forum:

Action Item: The cross ties will be replaced at the corner of Ajax Avenue and Oak Lane.

Jane asked to fix grass inside turns of Maple and Cottonwood and address thistles.

Tricia and Solveig asked about Comcast contract.

Solveig asked about financials and in person meetings.

Action Item: The Association will have the Annual Meeting on June 10th at 5:30 PM.

Meeting Adjourned – 6:22 PM