



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 November 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 – post quorum
Cook, Dave | 111 Maple Lane
King, Donna | 106 Maple Lane
Rockhill, Brittanie | 224 Cottonwood Lane
~~Foerster, James | 134 Maple Lane~~

Additional Members: Zaharko, Wendy | 307 Oak Lane
Campbell, Bev | 207 Cottonwood Lane
Curley, Leslie | 108 Maple Lane
Simpson, Patty | 116 Maple Lane

Proxy: Cook **from** Campaigne

Association Manager: Will Rutledge, Rutledge and Company

Additional Guests: Heborn, Will – potential buyer of 227 Cottonwood
Mack, Peter

Quorum: With proxies counted, it was determined that four (4) of the Board member votes were present at the call to order constituting a quorum, >50% of the total Board Members.

227 Cottonwood ROFR: Will Heborn represented that he has received all the governing documents of the Association, understands them, will abide by them, and will accept the consequences of violations. **Action Item:** Jerry motioned with a 2nd by Donna to waive the Association's Right of First Refusal. The motion carried by unanimous verbal assent.

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

225 Cottonwood Sauna Violation: There was a discussion on the current violation of a sauna installed in the setback of 225 Cottonwood. **Action Item:** Jerry motion with a 2nd by Donna to require the owner of 225 Cottonwood to pay all Association expenses related to the violation, and to move the spa to a compliant spot by Monday, December 15th. With no action by that day, the Association will act in accordance with the Enforcement Policy. The motion carried by unanimous verbal assent.

Dillon Late Fees: There was a discussion on non-payment of a fine in February 2024. **Action Item:** Jerry motioned with a 2nd by Donna to continue fines of half of the months the payment was late. The motion carried by unanimous verbal assent.

2026 Budget Discussion: **Action Item:** Britt motioned with a 2nd by Jerry to approve the budget as presented with a reduction of the reserve contribution from \$100 per month to \$50 per month. The motion carried by unanimous verbal assent.

The Budget Meeting will be held in conjunction with the December Board Meeting.

Maple To Cottonwood Drainage Issue Options: There was a discussion on the Maple to Cottonwood drainage. **Action Item:** Jerry will manage a snow crew to keep the area maintained through this Winter.

Open Forum:

Wendy asked about getting approvals from the ARC for modifications to her lot. Management noted it had been in contact with her daughter who needs to submit more information.

Meeting Adjourned – 6:29 PM