



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

09 September 2025

5:31 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
Foerster, James | 134 Maple Lane – proxy to Cook

Additional Members: Taylor, Linda & Hanek, Jane | 231 Cottonwood Lane
Curley, Leslie | 108 Maple Lane
Louthis, Tricia | 313 Oak Lane
Zaharko, Wendy | 307 Oak Lane

Proxy: Dillion, Jamil | 115 Maple Lane **to** Cook

Association Manager: Will Rutledge, Rutledge and Company

Additional Guests: None.

Quorum: With proxies counted, it was determined that seven (7) of the Board member votes were present at the call to order constituting a quorum, >50% of the total Board Members.

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

Clubhouse Remodel: **Action Item:** Management will check in on progress.

Temporary Structures: There was a conversation on temporary structures. The Association is waiting on the ARC to form an opinion.

City of Aspen New Utility Requirements: Management noted that, given the layout and current status of the community and with the new utility requirements, it is much harder and more expensive to build. **Action Item:** James and Management will investigate any opportunities for variances for the community.

Maple To Cottonwood Drainage Issue Options: It was noted that, with issues with drainage, in the Winter the Maple to Cottonwood sidewalk has significant ice buildup. Leslie spoke on the options for investigating ideas to remedy the situation. **Action Item:** Dave motioned with a 2nd by Elizabeth to spend up to \$1,000.00 to investigate the issue. The motion carried by unanimous verbal assent.

Snow Removal: **Action Item:** Management will speak with Marquez on the timing for certain areas of removal, and seek to improve the work.

Maple to Cottonwood Sidewalk: There was a discussion on the condition and options for repairs of the Maple to Cottonwood sidewalk. **Action Item:** Management will meet Jerry's suggested company on site to assess.

Oak Speed Limit Signs: An owner asked to purchase and install speed limit signs. **Action Item:** Management will look for locations.

Open Forum:

Action Item: Management will assess the remodel of the cross ties at the Cottonwood / Oak intersection.

Meeting Adjourned – 6:36 PM