



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

14 April 2026

5:33 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
King, Donna | 106 Maple Lane
Rockhill, Brittanie | 224 Cottonwood Lane
Foerster, James | 134 Maple Lane

Additional Members: Campbell, Bev | 207 Cottonwood Lane
Mack, Peter | 310 Oak Lane

Proxy: None.

Association Manager: Will Rutledge, Rutledge and Company

Additional Guests: Kelly, Stacey, Kahn, Jesse, and Rice-Arnesen, Avery – 140 Maple Lane

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.

February 2026 Meeting Minutes: **Action Item:** James motioned with a 2nd by Donna to ratify the February 2026 Meeting Minutes. The motion carried by unanimous verbal assent.

140 Maple Lane ROFR: Jesse Kahn and Avery Rice-Arnesen gave their background in Aspen, spoke on their knowledge of what it means to purchase in the Community, noted they have received all related documentation, and acknowledge that they will abide by the governance. **Action Item:** James motioned with a 2nd by Elizabeth to waive the Association's right of first refusal for 140 Maple Lane.

Accounts Receivable: **Action Item:** The Board will attempt to address an Owner who is having payment issues.

Open Forum:

Management noted that the snow team was due to come repair their Winter damage, until which the Association is holding the last bill.

Meeting Adjourned – 5:53 PM