



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

26 February 2026

3:31 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
King, Donna | 106 Maple Lane
Rockhill, Brittanie | 224 Cottonwood Lane
Foerster, James | 134 Maple Lane

Additional Members: None.

Proxy: None.

Association Manager: Will Rutledge, Rutledge and Company

Additional Guests: None.

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.

219 Request for Variance and 227 ROFR: There was a discussion on a request by Alex Strugatskiy, the current owner of 219 Cottonwood, to waive the Associations limitation on owning more than one lot in the community, and a request for the Association to waive its Right of First Refusal for him to purchase 227 Cottonwood. **Action Item:** Dave motioned with a 2nd by Jerry to waive the Association's right of first refusal for 227 Cottonwood Lane and to suspend the Association's enforcement of the limitation of Strugatskiy owning more than one lot until 30 June 2026. The motion carried by unanimous verbal assent.

Open Forum:

None.

Meeting Adjourned – 3:58 PM