



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 January 2026

5:32 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:	Swann, Caroline 306 Oak Lane Weber, Patti 202 Oak Lane Taylor / Hanek, Jane & Linda 231 Cottonwood Lane Mack, Peter 310 Oak Lane
Proxy:	Campaigne to Cook Foerster to Cook
Association Manager:	Will Rutledge, Rutledge and Company
Additional Guests:	Mahan, Maggie – prospective buyer of 306 Oak

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.

Temporary Structures Report from ARC: **Action Item:** Management will ask the ARC to produce and opinion to the Association Board.

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

225 Cottonwood Spa Violation: **Action Item:** Jerry motioned with a 2nd by Dave to have the Association fine the owner \$500, and require a date of removal no later than Friday, February 27th. If the structure is removed by that date, the fine is reimbursed. If it's not, the fine will not be reimbursed, and a new \$500 will be assessed, with the same conditions.

306 Oak Introduction and ROFR: David Cook spoke with Maggie Mahan. She noted that she has received all the Association's information, understands it and the consequences of lack of adherence to the guidance. **Action Item:** Jerry motioned with a 2nd by Brittanie to waive the Association's right of first refusal for 306 Oak Lane. The motion carried by unanimous verbal assent.

Open Forum:

None.

Meeting Adjourned – 5:58 PM