



Smuggler Home Owners' Association, Inc.
C/O Rutledge And Company
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Minutes of Board Meeting

10 December 2019

5:32 PM – Call to Order:

Association Meeting Room | Aspen, CO 81611

Roll call (verbal):

Board Members:	Anderson, Brett 226 Cottonwood Campaigne, Elizabeth 309 Oak De L'Arbre, David 228 Cottonwood King, Donna 106 Maple Lemley, Vance 222 Cottonwood Perkins, Wendy 122 Maple Rickenbaugh, Anne 223 Cottonwood Van Hoy, Jerry 323 Oak
Additional Members:	Hanek, Linda 231 Cottonwood Burns, Michael 321 Oak
Association Manager:	Will Rutledge, Rutledge And Company
Additional Guests:	Clark, Casarae – prospective buyer of 321 Oak

Quorum: With proxies counted, it was determined that eight (8) of the Board member votes were present at the call to order not constituting a quorum, >50% of the total Board Members.

Financial Update: Anderson said he would address the budget and deliver it to the Board by mid-January. Management confirmed there would be no Association billing until the budget is approved.

321 Oak ROFR: The Board spoke to Clark to advise her of the general rights and responsibilities of owning in the Association. There was a discussion on the lot line fence wall between 321 Oak and the adjacent lot in the Ajax Avenue Association. The Board noted that, based on multiple members recollections of the development, the walls between the Oak lots and the adjacent Association are individually owned by the adjacent owners. The Association has no right or responsibility associated with these fence walls.

Anderson motioned and De L'Arbre 2nd a motion for the Association to waive its ROFR. The vote was a unanimous aye. Anderson noted that the actual ROFR document was being updated, and he would get the revised form to the buyer as soon as it is available.

328 Oak Association Interference: There was a discussion on the information available associated with interference in the recent electrical construction project. Eyewitness accounts were considered. De L'Arbre motioned and VanHoy 2nd a motion to keep the bill for the interference at \$665.00 with an option of a payment plan. The vote was seven ayes with one abstention.

Open Forum:

It was noted that Scott Harper, the Association's legal representation is still reviewing the Board's decision to reaffirm the Association's existing rules, in particular, owner's rights and responsibilities as defined in the governing documents.

Rickenbaugh asked about changing the horseshoe parking to angle parking.

De L'Arbre asked about Association regulations for wood burning fireplaces.

VanHoy asked that a wandering dog, purportedly belonging to Curley at 108 Maple, be addressed. **Action Item: Management will address the issue with the owner.**

Meeting Adjourned – 6:15 PM