Valerie Carlin, President – 2022 ● Jorgen "Jay" DeWire, Vice President – 2022 ● Jeffrey Pogliano, Secretary/Treasurer – 2022
●Jenny MacArthur, Director – 2023 ● Erik Sweet, Director - 2022

RECORD OF PROCEEDINGS

A meeting of the Board of Directors of the Aspen Village Metropolitan District
Tuesday, May 18, 2021 at 7:00PM
via ZOOM Teleconference

ITEM NO. 1: Call to Order -
Ms. Carlin called the meeting to order at 7:02PM and quorum of Directors was declared present.

Directors Present included: Valerie Carlin, President, Jay Dewire, Vice President, Jeff Pogliano, Secretary/Treasurer and Erik Sweet, Director.

Others Present: Besty Sims (Lot #74), Dan Fellin (Lot #116), Ellen Anderson (Lot #45), Diane Spicer, Property Manager for Aspen Village HOA and Hank Hays, Tracy Forristall and Val Loughman of The Romero Group.

ITEM NO. 2: Approval of Agenda:

Mr. Dewire made a Motion to approve the agenda; seconded by Mr. Pogliano.

The Motion passed unanimously.

ITEM NO. 3: Approval of Minutes:

Mr. Pogliano made a Motion to approve Meeting Minutes from March 16, 2021; seconded by Mr. Sweet. Mr. Sweet made a Motion to approve Special Meeting Minutes from May 6, 202; seconded by Mr. Pogliano.

The Motion passed unanimously.

ITEM NO. 4 Public Comment: – Ms. Anderson mentioned she doesn't believe the Metro Board should discuss the 9 Lots owned by HOA without the HOA Board included in any discussion with APCHA, and requested this matter is stopped. Ms. Spicer, HOA Property Manager, requested she is copied on any communication regarding the 9 Lots and asked the agenda Item 7c be moved up to 7a (Mangers Report).

ITEM NO. 5: Board Comments: - Mr. Dewire mentioned a split rail fence along the walking path from Ridge Trail to Deer Park have fallen and needs to be repaired. Management stated they will have TRG maintenance team take care of.

ITEM NO. 6: Financial Review 1st Quarter 2021 – Ms. Forristall reviewed the 1st quarter financials through March 31, 2021. It was noted there is $455,104 in the checking / saving accounts. Total Liabilities & Equity balance is $1,674,570. Outstanding receivables is $7,704 with majority of balances being less than 30 days, one being over 90days in the amount of $2,023, which Ms. Forristall mentioned a demand for payment letter was being sent. She noted payables are all paid to date and stated the financials are looking good. She briefly went over all line items and explained reasoning for expenses over / under budget.
Mr. Dewire questions why electricity was higher and asked management to review the electric invoices for usage amounts. Management stated they will pull the invoices for reviewing. Mr. Dewire noted Riley Gessele, Independence Environmental Services invoices for the water leak in late 2020 had not yet been received.
Ms. Forristall noted $38,600 grant for use on the WWTP project was received from Colorado Department of Public Health & Environment to assist with the design and planning of the project. Requirements of the grant are quarterly

reporting of the funds, with the 1st one being by July 20th and the District has 2 years to use the grant funds, ending in 2023.

ITEM NO. 7: Old Business / Managers Report:

a. **Development of Aspen Village 9 Lot:** Aspen Village HOA Board and Management were invited to the meeting to discuss plans on moving forward with discussion on the future development of the 9 Category 3 Lots, along with working with APCHA and Pitkin County regarding development. Diane Spicer reiterated her concerns from the HOA and advised the Metro District Board members should not have any conversations in the future without the HOA board being included and she requested being copied on all communication.

b. **WasteWater Treatment Plant and Merrick Update:** Mr. Hays mentioned Merrick Engineering submitted a draft of preliminary engineering report for review, along with an activity schedule that lays out the project going forward. Management will be reviewing the report.

c. **Lift Station Update:** Management is working with Grizzley Electric on installing separate power for the lift station to have an independent electric meter, so Woody Creek Station in no longer paying for the electricity usage. A new controller will be installed that will automatically switch the pumps during usage.

d. **Water Leak Lot 142:** Management noted they received a bid from American Asphalt to repair the driveway from the water leak and tree removal damage that occurred in late 2020. Management will be coordinating an install date with the homeowner and contractor, which is expected to occur mid-July.

ITEM NO. 8: New Business

a. **Board Seat Available:** Management mentioned three homeowners sent in their applications to serve on the Board. Mr. Isaac (Lot 3), Mr. Fellin (Lot 116) and Ms. MacArthur (Lot 147). Mr. Fellin attended the meeting and provided his reasons for wanting to serve on the Board. The Board will discuss the candidates in executive session.

b. **Brush Creek Ditch:** Management mentioned they were contacted by Pitkin County regarding Brush Creek Ditch with concerns of its structural integrity. This ditch services Aspen Village and other properties with raw irrigation water. The water from this ditch also plays part in our water augmentation plan to support the domestic water and there has not been a call on the augmentation for at least a decade, however, needs to still be part of the plan. Management has been in contact with Bill Blakelee, the local water commissioner, who had closed the Brush Creek Ditch head gate and we are working to understand who is responsible for maintaining the ditch. Other users of the ditch are Roaring Fork Ranch, Wheeler Ranch, Molly Brooks and Black Acre Ranch. Management is researching the "shares" of each ditch party and meeting with a vendor to make repairs. The repairs will need to be done by hand since the area in challenging to access with machinery.

c. **Storage Lot** – Mr. Hays mentioned there were 17 owners with more than one vehicle using the storage lot and the first quarter billings were $1,420.

d. **Parking Patrol** – It was mentioned 9 tickets were issued in the last 2 months. Several past due fines have been paid. Management continues to advise owners of the parking rules.

e. **Misc Property Concerns –**

- Management is communicating with Wheeler Ranch for cleaning up the ditch area that runs along Aspen Village Road.

- Mr. Hays mentioned he received 2 asphalt repair proposals of approximately 1,200/sf and will be scheduling the work with American Asphalt, who will also be repairing the driveway at Lot 142.
- Owner of Lot 72, Betsy Sima spoke on her concerns of speeding cars in front of her home. She asked the board to consider changing the *speed dip* to a *speed bump*. The board asked management to look into the approximate costs to change based on pricing from 2020 when a new speed bump was installed in front of Lot 3.
- Mr. Hays stated the pool was cleaned and power washed and is ready for opening on May 28th.

f. **Annual Clean Up Day** - Management advised this years Annual Clean Up Day will be June 7th.

ITEM NO. 9: Executive Session –
Ms. Carlin moved to enter Executive Session pursuant to §24-6-402(4)(e), C.R.S., for the purpose of discussion of the candidates interested on serving on the board; seconded by Mr. Dewire. The Romero Group management team was invited into the executive session.

Board went into executive session at 7:53PM

Ms. Carlin made a motion to come out of executive session; seconded by Mr.Pogliano.
The executive ended at 8:20PM

The motion passed unanimously

Selected Board Member: Jenny MacArthur was appointed to serve on the board until election of 2023. Jeff Pogliano will move from serving as Director to Secretary / Treasurer and Jenny MacArthur will serve as Director.

ITEM NO. 10: Next Meeting Date – It was determined the next regular Metro District meeting would be held on July 20, 2021 at 7:00PM and will be held in person at the Clubhouse/Community Center.

ITEM NO. 11: Adjournment – The meeting adjourned at 8:45PM

The foregoing minutes constitute a true and correct copy of the minutes of the above-referred meeting and were approved by the Board of Directors of the Aspen Village Metropolitan District.

July 27, 2021
Date of Approval

District Manager
Hank D. Hays