

Mignon Wills, President
Donnie Lee, Director

Ellen Anderson, Treasurer
Jorgen Dewire, Director

Jeffrey Pogliano, Director
Jerome Simecek, District Manager

**Aspen Village Metropolitan District
Tuesday, January 21, 2020 at 7:00 PM
Aspen Village Clubhouse
31 Aspen Village Road**

MINUTES

1. Determine Quorum - Call to Order

The meeting was called to order at 7:02 PM. A quorum of Directors was declared present.

Board Members Present:

- Mignon Wills
- Ellen Anderson
- Jeff Pogliano
- Donnie Lee
- Jorgen Dewire

Others Present:

- Hank Hays (The Romero Group)
- Jerome Simecek (The Romero Group)
- Kayla Brager (The Romero Group)
- Matt Ciminelli (The Romero Group)

2. Approval of Agenda

The agenda was approved after the addition of “discuss management fees/invoices” under New Business

3. Approval of Meeting Minutes from November 19, 2019

Ms. Anderson made Motion to adopt the minutes; seconded by Ms. Wills.

The Motion passed unanimously.

4. Public Comments

- On the agenda was for Mark Ronay to dispute a parking ticket he received, but he did not show to dispute it.

Aspen Village Metropolitan District
c/o The Romero Group, LLC
Ph. (970) 273 – 3100
350 Market Street, Suite 304, PO Box 4100
Basalt, CO 81621-4100

Mignon Wills, President
Donnie Lee, Director

Ellen Anderson, Treasurer
Jorgen Dewire, Director

Jeffrey Pogliano, Director
Jerome Simecek, District Manager

- Suzanne Roth gave a letter to Ms. Anderson to read, regarding the parking enforcement in the community. In short, Ms. Roth wrote that Apex Security were not doing their job in monitoring, ticketing, and following up on the tickets for collection.
- Another homeowner commented that he notices that cars stay in guest spots for the allowed 72 hours and then simply move to another guest spot, thus avoiding ticketing.

5. Board Comments

- Ms. Anderson shared pictures of the vehicle circulation/traffic issues at Woody Creek Station
- There was a very long discussion regarding the sunset of the HOA.
 - At the end of the discussion, the Board directed Management to bring on Paul Taddune as the legal counsel and invite him to the next meeting in February for him to lay out the processes and considerations.
 - As well, Management should inform the HOA Board to attend the next Metro District meeting so that all parties are at the table to discuss.

6. Manager's Report

Please see the Manager's Report for the detail on what was discussed within each sub-topic. Only additions to the written report are added hereunder within the respective sub-topic:

- a. Snow Removal Update: Comments were heard that plowing has been "much better" and "great" recently. It was noted that the gravel would be swept up in Spring.
- b. Signage Update: (no additions)
- c. Parking Update: Board asked Management to terminate the contract with Apex Security, due to poor performance and their upcoming increased rates. It was also noted that there is a loophole in the rules, where a person can park in a guest spot for 72 hours and simply move one spot over, and still be complying with how the rule is written. Management was given direction to focus on "blatant" abusers. Management was given direction to investigate other potential parking enforcement companies in the area.
- d. Waste Water Treatment Plant Update: The Board directed Management to contact USDA to see what engineer is utilized by Lazy Glen.
- e. Dog Rule Change: Board commented that the dog walk area should be further to the right of the open space. Board commented that Management will need to clear a path (snow in winter; grass mowing in warm season) and a sign regarding the rules. An additional sign will be needed at each grassy area within the community. All signs should

Mignon Wills, President
Donnie Lee, Director

Ellen Anderson, Treasurer
Jorgen Dewire, Director

Jeffrey Poghiano, Director
Jerome Simicek, District Manager

indicate a \$100 fine for violations. Management shall investigate whether the rules and regulations allow for fines.

f. Invoicing for November: There had been concerns from the Board regarding the Management invoice amount for November 2019, as well as July 2019 and August 2019. After explanation of the heavy workload (lots of correspondence, extra calls and trips, meeting preparation, and multiple persons' attendance to meetings by Management) during the months in question, the Board agreed that the invoice was commensurate with what the Metro District was asking of Management.

7. Old Business

a. Water Testing: Mr. Hays reported that Management had requested that the water operator test the domestic water for E. coli. Riley reported that the tests came back negative for bacteria in the water system. Riley is going to continually test proactively and will report back to Management if there are any issues.

8. New Business

a. Review of District Water Rates:

- After Ms. Brager presented the results of her research regarding the water rates for other nearby municipalities and proposing what the Metro District should charge to its extraterritorial users, the Board directed Management to research what the water demand fee portion was for those nearby municipalities.
- New contracts will be drafted for the extraterritorial users.
- Although a letter was sent to Woody Creek Station requesting that a water meter be installed, it had not yet been installed.

b. Election of Board:

- Mr. Hays indicated that for the Directors whose term expires in 2020, those seats would be up for election on May 5th, for a 3-year term. The deadline for submitting a self-nomination form is Friday, February 28, 2020. A call for nominations shall be provided by publication in a local newspaper between 75 and 100 days prior to the election. Mr. Hays had attached to the meeting packet an election calendar which lays out the process.
- The 3 seats that will be up for election are:
 - Mignon Wills (cannot run again until 2023)
 - Donnie Lee (can run again in 2020)

Aspen Village Metropolitan District
c/o The Romero Group, LLC
Ph. (970) 273 – 3100
350 Market Street, Suite 304, PO Box 4100
Basalt, CO 81621-4100

Mignon Wills, President
Donnie Lee, Director

Ellen Anderson, Treasurer
Jorgen Dewire, Director

Jeffrey Pogliano, Director
Jerome Simecek, District Manager

- o Ellen Anderson (cannot run again until 2023)

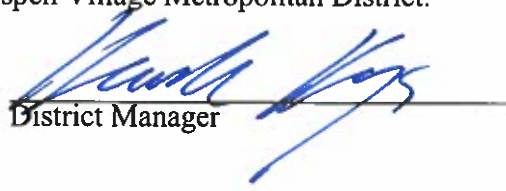
Mr. Pogliano made a Motion to execute the election resolution; seconded by Ms. Wills.

The Motion passed unanimously.

11. Executive Session (not needed)
12. Next Meeting Tuesday, February 18, 2020 at 7:00PM
13. Adjournment - The meeting was adjourned at 8:56 PM.

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.

2.18.2020
Date of Approval


District Manager