° Valerie Carlin, President ° Erik Sweet, Director ° Chantel (Charlie) Henderson, Director ° Suzanne Roth, Director

RECORD OF PROCEEDINGS

A Special Meeting of the Board of Directors of the Aspen Village Metropolitan District was held Tuesday, July 15, 2025, at 6:00PM, Mountain Time via Microsoft Teams.

ITEM NO. 1: Call to order – Ms. Carlin calls the meeting to order at 6:05PM, Mountain Time and establishes a quorum is present.

Directors Present included: Valerie Carlin, President, Erik Sweet, Director, Charlie Henderson, Director and Suzanne Roth, Director.

Others Present: Steve Wright (Lot 102), Roger & Kim Baillargeon (Lot 2), Kristine Tracz (Lot 1), Kate Spencer (Lot 110), Matthew & Laura Isaac (Lot 3 & Lot 113), Daniel Pierce (Lot 108), Betsy Sims (Lot 74) and Dan Fellin (Lot 116), Brad Larson, architect for Lot 113, Andrew Stewart, project manager with Merrick & Associates and Jerome Simecek, Tracy Forristall and Val Loughman of The Romero Group.

ITEM NO. 2: Approval of Agenda –

Ms. Roth motions to approve the agenda: seconded by Mr. Sweet.
The Motion passes unanimously.

ITEM NO. 3: Approval of Meeting Minutes from May 20, 2025.

Ms. Carlin asked for a motion to approve the minutes as presented from the May 20, 2025 meeting. Mr. Sweet motioned to approve the minutes as presented; seconded by Ms. Roth.
The motion passes unanimously.

ITEM NO. 4: Public Comments –

- Mr. Simecek read a request from E. Anderson (Lot 45) regarding playground equipment repairs, the need for updated security cameras and requesting Metro Board to organize a request to Pitkin County to subsidize funds to Aspen Village, if they are doing so for other mobile home communities.
- Kate Spencer, President of AVHOA, noted items that were discussed at the last HOA meeting and relates to Metro Dist. i.e purchase additions 50 Kodiak trash container, annual potluck organized by HOA will be held on August 9th, cell service connection in the community, exterior lighting in community, and an incident of in storage lot parking area going to the bathroom.
- Kim Baillargeon (Lot 2), commented on youth smoking in the park, security cameras and drivers speeding on the roads.

Item NO. 5: Board Comments –

- Ms. Roth mentioned parking limitation for Bear Trail overflow parking spaces, due to owners using possible expired parking hang tags account a owner has numerous cars at

their residence.
Ms. Carlin said the items discussed would be put on the agenda for the next regular Metro meeting in August and suggested the parking rules be reviewed for updates and revised.

Item NO. 6: Appointment of New Board Member to fill vacancy – The tabled until the next regular meeting.

Item NO. 7: New Home Lot 113 – Driveway Location

Mr. Simecek presents the updated image of proposed driveway location for Lot 113. Mr. Larson and Mr. Issac discuss the benefits of the new configuration, including better parking and reduced traffic on Ridge Trail Road. Mr. Pierce (Lot 108), resident directly across from the proposed driveway, expresses strong opposition to the proposed change, citing safety concerns and the impact on his property. Mr. Baillargeon (Lot 2) and Board members express concern about feasibility of the plan and the potential hazards. Mr. Larson and Mr. Issac will work on providing an alternate plan to be reviewed at a later date.
Ms. Carlin asked for a motion to deny the driveway plan and road cut as presented.

Mr. Sweet made a motion to deny the driveway plan for Lot 113; seconded by Ms. Roth.

The motion passes unanimously

Item NO. 8: WasteWater Treatment Plant – Contractor Bids

Bid Process – Mr. Simecek mentioned Andrew Stewart with Merrick and Associates is joining the meeting to answer questions regarding the contractors' bids of the WWTP project. The bidding process opened up on July 2nd, and there were 2 bids received, which came in significantly over budget. The lower bid came in at $13million. Per the conditions letter, the USDA has the conditions of the project at $9,356,000, leaving a funding gap of approximately $5,296,000. Mr. Simecek mentioned he discussed briefly this added funds gap with Mr. Sewart and Allison Rose with USDA and said the District can apply for subsequent funding. One of the reasons for the higher bids is because of the requirement to American made materials and American built. Mr. Simecek stated the Metro District can't take on additional debt without going back to the constituency, plus possible some extra grant funds might be available. If additional loans are needed the interest rate could be higher, about 3.125%, which is 1% higher than initial loan. It was mentioned that the timing and pooling of the fund's submittal is August 22, so we need to get all the submissions into the USDS by the end of July. If the board wants to raise the debt limit, with this being a odd year election, the Metro District needs to let Pitkin County know by July 25th, that the District intends to do a Tabor election.
Ms. Carlin mentioned that the District needs to talk to Pitkin County to invest in this project, noting they have invested in other neighborhoods in the valley. She said, the District has a plan reaching out to DOLA and extra funds from USDA.
Mr. Baillargeon, suggested asking the county to cover permit fees for the project. Mr. Stewart projected an approximate start date for the project with digging beginning in early spring 2026.

Ms. Carlin asked to put on the agenda for the August meeting, to discuss re-opening the storage lot until construction is to begin.

Ms. Carlin made a motion for the District to pursue a potential debt limit increase on the November Ballot given the deadlines the Metro District for Aspen Village is confronting; seconded by Mr. Sweet

The motion passes unanimously

Mr. Stewart mentioned the notice of contractual award to the contractor needs to be made within 30days or by August 1st, which guarantees the original bid pricing.

Management will work with Ms. Carlin on all the documentation for the notification of awarding the contract.

Item NO. 9: Session – *No Executive was required.*

Item NO. 10- Next Meeting – The Next meeting will be on August 19, 2025.

Item NO. 11: Adjournment - The meeting adjourned at 7:38PM.

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.

8/19/25
Date of Approval

Jerome Simecek
District Manager
Jerome Simecek