RECORD OF PROCEEDINGS

A meeting of the Board of Directors of the Aspen Village Metropolitan District
Tuesday, July 27, 2021 at 6:30PM, held at 31 Aspen Village Road, Aspen, CO 81611

ITEM NO. 1: Call to Order -
Ms. Carlin called the meeting to order at 6:30PM and a 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), Ellen Anderson (Lot #45), Stephen Wright (Lot #102), Andrew Stewart and Ron McLaughlin with Merrick Engineering, Megan Rodman, with ARA Management (AVHOA) and Hank Hays, Jerome Simecek, 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. Sweet.

The Motion passed unanimously.

ITEM NO. 3: Approval of Minutes:

Mr. Sweet made a Motion to approve Meeting Minutes from May 18, 2021; seconded by Mr. Dewire.

The Motion passed unanimously.

ITEM NO. 4 Public Comment: – Ms. Anderson had a list of questions. 1. On behalf Suzanne Roth question - some vehicles in storage lot have items stored underneath. 2. On behalf of Suzanne Roth, why didn't her son get a parking ticket when he parked for a month in 72hr parking parking area? Mr. Dewire asked management to look into with 5DShield, the parking patrol company. 3. Ms. Anderson addressed her concern of children riding bikes in the common parks and damaging the grass. Mr. Dewire & Mr. Pogliano stated they looked at the parks and didn't feel the damage was caused by bike riders, but from the irrigation not being turned on until a little later than usually scheduled to save costs. They mentioned the parks are designed for children to play in. Ms. Anderson mention there is someone feeding bears in the neighbor and putting food in the common park by Lot #45. Management advised the food had been cleaned up and will stop by the park after the meeting to make sure there isn't any new food in the area. Ms. Carlin, mentioned to add communication in the newsletter to owners and reiterate the rules to keep the community safe from encouraging bear activity. Lastly, Ms. Anderson asked if the open field is getting irrigated. Mr. Hays mentioned this topic is on the agenda and will be discussed later in the meeting. Mr. Wright mentioned he would like management to mentioned to Rivas Landscaping, not to put down gravel during the winter season by his lot as he doesn't like gravel getting into his flower beds. Suzanne Roth joined the meeting and mentioned the coyote seen relatively recently in the open field, seems not to be afraid of humans. Wildlife was called on both bears and coyote seen in the community.

ITEM NO. 5: Board Comments: - Mr. Dewire made comments on Ms. Anderson question about bike park damage and said he didn't feel there was any damage caused by children using bikes the park areas. No other action is required.

ITEM NO. 6: Financial Review 2nd Quarter 2021 – Ms. Forristall reviewed 2nd quarter financials through June30, 2021. It was noted, total checking /savings assets are $602,069. Total Liabilities & Equity balance is $1,583,136. Outstanding receivables is $5,197, with a majority of balances being less than 30 days, one being over 90days in the amount of $2,820, which Ms. Forristall mentioned had been collect since the end of June. She briefly went over all line items and explained reasoning for expenses over / under budget. It was noted current year taxes are trending 1.8%

above prior year. Grant funds received by CDPHE through 2nd Quarter is $11,445 out of the approved $38,645 for use on the design of the WWTP project. Management will be going back for 2nd request of funds in the coming month. The Board questioned Community Center and Management expenses overbudget, Ms. Forristall explained mainly due to tree removal around clubhouse and emergency response for a tree blown over in May, along with unanticipated cost for WCS and lift station issues not budgeted. Water Legal counsel is over budget by $6,158 for expenses incurred and unbudgeted for services provided in regards to WCS. Board requested to budget in 2022 a spring street sweeping from winter debris build up. The Board agreed there were no other concerns or questions on the financials.

ITEM NO. 7: Old Business / Managers Report:

a. **Lift Station Update:** Mr. Hays stated he has been working with Grizzley Electric, owner Chad, on scheduling the install of the new controller for the lift station. The proposal for the controller is $4,076, budgeted at $5,000. He mentioned TRG staff will install the new green posts for the controller. Management will read the electric meter monthly for the kilowatt usage by WCS and billing purposes. Currently WCS is paying the electricity for the lift station. The additional new controller will automatically switch the pumps during usage.

b. **WasteWater Treatment Plant and Merrick Update:** The Preliminary WWTP proposal was provided to the board by Merrick. Mr. Stewart and Mr. McLaughlin spoke on the plan addressed project description, site description, design criteria, flow rates to mention a few and were available to answer any questions the Board had on the proposal. Preliminary costs are $3,370,000. Mr. McLaughlin asked if the Board wanted to proceed and mention once the preliminary proposal is approved the next step is to move forward with the state approvals and funding avenues. It was mentioned the funding could take a year to secure. The project is anticipated to start in 2023.

c. **Water Leak Driveway Repairs Lot 142** – Management stated American Asphalt will be able to pave Lot 142 driveway once the owners give the go ahead. The owners are in the process of preparing the driveway for asphalt with trying to mitigate tree roots in the future from encroaching on their property from Lot 143. It is anticipated to be completed by the end of the week.

d. **Brush Creek Ditch** – Mr. Hays mentioned he walked the Brush Creek Ditch with a contractor and determined 11 sections of pipe and couplings needed to be replaced. These repairs have to be all done by hand due to the steep terrain and difficulty getting mechanical equipment in the area. It was noted after research there are 5 users, Wheeler Ranch, Roaring River Ranch, Molly Brooks, Black Acre Ranch and Aspen Village. After research it was determined only Wheeler Ranch & Aspen Village are responsible for costs of repairing Brush Creek Ditch. It is estimated to take 3 men one week at a cost of $16,200. Management will send a letter to Wheeler Ranch letting them know the situation with the ditch. The Board mentioned this repair needs to be completed before the winter. The Board gave approval to move forward with repairs of Brush Creek Ditch.

e. **Roadway / Speed Bump by Lot 74** – After discussion on the reasons and need to change the speed bump in front of Lot 74, it was agreed for cost purposes to purchase removable speed stops bumps and install on the sides of the current speed dip. Management will be researching the best style of speed bumps for installation.

f. **Parking Patrol Update** – Mr. Hays mentioned 18 tickets have been issued since May, however, he believed a lot of the tickets were because of guest parking and owners not requesting temporary parking passes.

g. **Summer Newsletter** – Management asked the Board if they had any suggestion and items they wanted added to the newsletter. Ms. Carlin mentioned to add "No Feeding Wildlife" and information on the Wastewater Treatment Plant project and funding needs.

ITEM NO. 8: New Business Items Discussed:

- Mr. Hays mentioned management is working with Waste Management on the trash removal contract that is expiring the end of November 2021. He made the Board aware the contract will increase mostly because of bear proof trash container replacements being a requirement of Pitkin County. Ms. Carlin, made a suggestion to move toward a common trash area. Management stated that an enclosure would need to be constructed and would be costly. Mr. Pogliano stated they compost at his residence, and it really reduces the amount of waste to discard. Management stated they will add information once again in the newsletter regarding composting.

9: Executive Session –
Mr. Dewire moved to enter Executive Session for the purpose of discussion of the Merrick Preliminary Engineering WWTP contract and proposal; seconded by Mr. Pogliano. The Romero Group management team were asked to join the executive session.

Board went into executive session at 7:51PM

Ms. Carlin made a motion to come out of executive session; seconded by Mr.Pogliano.
The executive ended at 8:07PM

The motion passed unanimously

- *Ms. Carlin made a motion to approve Merrick Wastewater Treatment Plant proposal and to move forward with the next steps and funding; seconded by Mr. Sweet.*
- *Management will advise Andrew Stewart and Ron McLaughlin that the Board approved the Merrick WWTP proposal.*

ITEM NO. 10: Next Meeting Date – It was determined the next Metro District meeting would be held September 21, 2021 at 6:30PM and will be held at the Clubhouse/Community Center. The Board directed Management to make the HOA aware it is bound by Metro Dist. service plan to hold their meetings the third Tuesday of the month. HOA will need to adjust their meeting dates.

ITEM NO. 11: Adjournment – The meeting adjourned at 8:12PM

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.

September 21, 2021
Date of Approval

District Manager
Hank D. Hays