RECORD OF PROCEEDINGS –

A Meeting of the Board of Directors of the Aspen Village Metropolitan District was held Tuesday, October 21, 2025, at 6:00PM, Mountain Time via Microsoft Teams and in person at Aspen Village Clubhouse, 313 Deer Park Road, Aspen, CO 81611.

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, John Carlin, Treasurer, Michael Masiocchi, Director and Suzanne Roth, Director.

Director Not Present: Erik Sweet, Director

Others Present: Kate Spencer (Lot 110), Ellen Anderson (Lot 45), Dan Fellin (Lot 116), Roger Baillargeon (Lot 2), Laura Post (Lot 139), Steve Wright (Lot 102), Gail Bartik (Lot 26) and Jerome Simecek, Sarah Anne Ryman and Val Loughman of The Romero Group.

ITEM NO. 2: Approval of Agenda –

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

ITEM NO. 3: Approval of Meeting Minutes from September 16, 2025

Ms. Roth made a motion to approve the minutes as presented from September 16, 2025; seconded by Mr. Carlin.
The motion passes unanimously.

ITEM NO. 4: Public Comments –

- Mr. Fellin (Lot 116) – Mentioned water shut off valve in the street in front of this house is standing up and he has concerns its will be popped off by the snowplow. Management stated they will address HCUS, the District water provider.
- Roger Baillargeon (Lot 2) – Raises some maintenance items he has noticed, i.e. roof stacks on the clubhouse are cracked, snow guards are bent and some lights not working or the timer needs adjusting. Mr. Simecek notes TRG is in the process of repairing lighting and will check.
- Ellen Anderson (Lot 45)- Discussed fume smells at the airport, health risks and the need for professional study. She urged to vote against the issues on Nov. 4th, election ballot. Ms. Anderson also raised concerns about security cameras updated in the community.
- Laura Post (Lot 139) – Questioned the condition of the roads and suggested comparing the price to replace the roads verse patching areas annually. She also notes, fume smells from cars, while children are waiting for their school bus.
- Kate Spencer (Lot 110) – Provided an update from Aspen Village recent Homeowner

meeting. Mentioned association declarations are in final draft; there will be a Halloween decorating contest; HOA would like to partner with Metro for playground equipment project and the HOA Annual Owners meeting scheduled for Nov. 11th.

Item NO. 5: Board Comments –

- Ms. Roth (Lot 28) – Raised concern about dogs off leash and need for better enforcement of dog policies. The board agreed to review and update dog policies at another meeting. Mr. Simecek suggested inviting community response officer for further discussion.

Ms. Carlin requested to move agenda Item #9 up.

Item NO. 9 – Recommendation for additional Board Member – Ms. Carlin stated that Chantel Henderson submitted her resignation, effective when a replacement board member is able to replace her position. She said that Mike Masiocchi volunteered to fill the board seat. With a quorum present, Mr. Simecek stated the board could appoint Mr. Masiocchi to the board at the meeting.

Mr. Carlin made a motion to appoint Mr. Masiocchi to fill the board seat vacancy; seconded by Mrs. Carlin.
The motion passed unanimously.
Mr. Masiocchi read the Oath of Office and signed the oath document.

Item NO. 6: Financials – Proposed 2026 Annual Budget – Ms. Ryman reviewed the proposed budget and explained line items that increased, which included management costs, accounting, legal and audit expense expected in 2027. The board discusses the need for a financial review and the potential costs of an audit, with Sarah Ryman offering to explore options for obtaining audit services.

- Mr. Simecek explains the need for additional trash cans and the impact of the wastewater treatment project on solid waste collection costs.
- The board discusses the need for backflow preventer installation and the potential for automated systems to reduce labor costs.
- The board reviews the proposed budget for landscaping, road maintenance, parking, and community center improvements, with a focus on balancing costs and priorities.
- The board reviews the proposed capital projects, including the wastewater treatment plant and community center improvements.
- Mr. Simecek explains the budget allocation for the wastewater treatment plant and the need for additional funds for other capital projects.

Mr. Simecek suggested setting up a meeting with 2 board members to refine the budget with Management, with a date to be determined.

Old Business / Manager's Report

- **Wastewater Treatment Plant & Funding –** Mr. Simecek updated the board mentioning full grant funding support and waiting for the USDA approval before executing the contract. Mr. Simecek suggested cancelling the Tabor Election due to the District's financial stability of receiving the additional grant of $6,594,000. The

Board agreed to ratify the cancellation of the Tabor Election in November 2025.

- **GSE Contract -** Mr. Simecek mentioned the GSE contract, mentioning the need to wait for the USDA approval and availability of funds before executing. The board agreed.
- **Open Space Skateboard Ramp** – The was discussion on dismantling the ramp, saving good wood for the annual bonfire and discarding the wood with chemicals. This project will be done by homeowners.
- **Storage Lot** – Ms. Loughman mentioned there are a few items stored already with violations and is working on having the owners correct. There is currently 39 homeowners using the storage lot.
- **Water System** – Tank Level Communication Proposal – Mr. Simecek stated the water tank inspection report mentioned the tank is in good shape but the hatch on the top is not OSHA compliant. The board agreed to get a quote to replace the hatch and address any other minor issues.

Item NO. 8 – Executive Session – *Not needed*

Item NO. 9: Next Meeting – Tuesday, November 18, 2025

Item NO. 11: Adjournment - The meeting adjourned at 8:14PM

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.

11/18/2025
Date of Approval

Jerome Simecek
District Manager
Jerome Simecek

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