

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, September 21, 2021 at 6:30PM, held via Zoom Teleconference.

ITEM NO. 1: Call to Order -

Ms. Carlin called the meeting to order at 6:33PM 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 and Jenny MacArthur, Director.

Others Present: Ellen Anderson (Lot #45), James Spencer (Lot #110), Diane Spicer, with ARA Management (AVHOA), and one person who did not identify themselves, and Hank Hays, Jerome Simecek and Val Loughman of The Romero Group.

ITEM NO. 2: Approval of Agenda:

*Ms. Carlin made a Motion to approve the Agenda as presented; seconded by Mr. Jeff Pogliano.
The Motion passed unanimously.*

ITEM NO. 3: Approval of Meeting Minutes from July 27, 2021:

*Mr. Dewire made a Motion to approve Meeting Minutes from July 27, 2021; seconded by Mr. Jeff Pogliano.
The Motion passed unanimously.*

ITEM NO. 4: Public Comment: – No Comments were made by owners or other attendees.

ITEM NO. 5: Board Comments: - The Board did not have any comments.

ITEM NO. 6: Old Business / Managers Report:

- a. **Lift Station Update:** Mr. Hays mentioned he's communicating with Chad, owner of Grizzley Electric on scheduling an installation date for the additional new controller and electric meter. The controller has been on back order and is expected to be received the end of September. Management is arranging for Riley (District water operator) and Chad to meet onsite to coordinate the process. Mr. Dewire asked management if there has been any communication from WCS. Management said they have not had any communication from Ryan Warren.
- b. **WasteWater Treatment Plant:** Management and Merrick Engineering have been discussing the next steps in the engineering process of the new WWTP. Merrick submitted a change order outlining the project tasks and estimated costs, which included to retain Glenn Horn, who is a land planner to complete a land use application to Pitkin County. Merrick mentioned this process could take up to 8 months once submitted. Management noted Board needs to authorize approval to move the project forward. TRG Sr. Accountant is working on investigating funding available for the project and is expecting to have some financial pieces put together in the next 30 days.
*Mr. Dewire made a Motion to approve Merrick Change Order No. 210831001; seconded by Mr. Jeff Pogliano.
The Motion passed unanimously.*
- c. **Brush Creek Ditch:** – Mr. Hays mentioned he believes he has come up with a lower cost solution for repairs of the black PVC ditch pipe. Mr. Hays consulted with Grand Junction Pipe and they suggested a PVC black tape product could be applied to the small cracks to seal the pipe. The estimate cost quoted was \$1000. Wheeler Ranch manager said he will use the ranches mini excavator / back hoe to dig out the open section that is overgrown and needing enforcement. The Board felt this solution is worth a try, as the original quote to replace the pipe, needing

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to be done by hand was \$16k. Mr. Hays stated he will work with Wheeler Ranch manager to get this repair completed as soon as possible.

- d. **Roadway Repairs / Speed Bump** – Management installed 2 new speed bumps in front of the speed dip by Lot #74 to help control and slow down traffic through that area. Management felt 2 more speed bumps were needed to fill the whole length of the speed dip, since while TRG maintenance was installing they noticed traffic would go around and not slow down. Ms. Carlin mentioned she had received an owner complaint after the additional 2 speed bumps were installed and the Board asked Management to remove and store.
- e. **Pool Update:** Management suggested closing the pool September 27th, the Board agreed.

ITEM NO. 7: New Business Items Discussed:

- a. **Waste/ Trash Contract** - Management mentioned there has been discussion with Waste Management regarding new pricing for the trash removal contract that is expiring the end of November 2021. Due to Pitkin County ordinance requiring bear proof containers and the service requirements to handle a bear proof container, along with waste disposal costs increasing the anticipated price would increase from \$17.31 to \$27.31 per home. This is an additional \$32,000 per year for service. The Board requested Management to explore other options, i.e., central container bulk collection. Management is waiting on pricing from Mountain Waste and checking into bulk removal.
- b. **Maintenance Shed Garage Door Damage** – The maintenance garage door was damaged in late August by someone backing into it. Management was not able to confirm exactly who caused the damage and has received a quote to repair by Aspen Overhead Door for a cost of \$487.75. The Board gave approval to have Aspen Overhead Door repair. Board mentioned they heard there was a possible witness and requested management to investigate.
 - Board member suggested the irrigation times should be reduced and grass mowed every other week.
 - Ms. Carlin mentioned the Metro Board and HOA will be meeting to discuss the use of the land of the 9 Lots.
 - Management mentioned they are working on the 2022 budget and send the preliminary draft prior to the October 15th deadline.
 - Board requested Management to contact owner of Lot #108 to trim their trees hanging low over the parking lot.

ITEM NO. 8: Executive Session – No executive session was required.

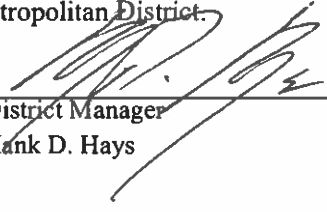
ITEM NO. 9: Next Meeting Date – The next meeting was scheduled for Tuesday, November 2, 2021 at 6:30pm.

ITEM NO. 10: Adjournment – The meeting adjourned at 7:15PM

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.

11-2-2021

Date of Approval



District Manager
Hank D. Hays