RECORD OF PROCEEDINGS – APPROVED

A Meeting of the Board of Directors of the Aspen Village Metropolitan District was held Tuesday, August 19, 2025, at 6:00PM, Mountain Time in person at 313 Deer Park Rd, Aspen, Colorado and via Microsoft Teams.

ITEM NO. 1: Call to order – Ms. Carlin calls the meeting to order at 6:10PM, 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: Betsy Sims (Lot 74), Bill Woodward (Lot 141), John Carlin, Lot (Lot 124), Laura Post (Lot 139), Roger Baillargeon (Lot 2), Patrick Fitzharris (Lot 77), Jason Creamer, (Lot 104), Ellen Anderson (Lot 45) and Jerome Simecek, Tracy Forristall 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 Special Meeting Minutes from July 15, 2025

Ms. Carlin asked for a motion to approve the minutes as presented at the Special Meeting July 15, 2025; Ms. Roth made the motion to approve July 15, 2025 minutes as presented; seconded by Ms. Roth.
The motion passes unanimously.

ITEM NO. 4: Public Comments –

- Mr. Woodward commented on residents that put things out in the roadway and feels it should stop. He noted Lot 3 and Lot 69.
- Ms. Anderson mentioned the open grass areas are looking good considering the drought, however, noticed people are not picking up their dog's poop in these areas. She also mentioned E Bikes are becoming hazardous and dangerous in the community.
- Ms. Post (Lot 139) – Stated there is a neighbor that likes to leaf blow debris well into road. Ms. Post asked if there are any rules that prohibit such an action. Ms. Carlin said it would be the same as for a home's construction phase. It would have to be swept up. Ms. Carlin stated the Board would communicate with the owner.

Item NO. 5: Board Comments –

- Ms. Roth mentioned in one of the common grass areas bikes are tearing up the grass and possibly damaged some irrigation sprinkler parts. Management will look in this matter.
- Ms. Henderson mentioned she would like to have a conversation to align Aspen Village light curfew with Pitkin County dark sky ordinance. Ms. Carlin said we could put that on

the future agenda.

Item NO. 6: Appointment of New Board Member to fill vacancy – The was a discussion regarding a candidate, Eric Ward, that expressed interest to be on the board, however the candidate was not at the meeting.

Ms. Carlin made a motion to accept Eric Ward to the board. Two (2) board members accepted the motion and two (2) board members elected not to accept the motion. There was not a majority of votes to accept the nomination.

Mr. Baillargeon stated that he would like to nominate John Carlin, who had expressed interest at the meeting.

Ms. Henderson made a motion to nominate John Carlin; seconded by Mr. Sweet.
The Motion passed by a majority. Ms. Carlin abstained. Ms. Carlin stated she would like Mr. Carlin to be the District's Treasurer.
Mr. Carlin took his oath of office.

Item NO. 7: Financial Report - Ms. Forristall reviewed the District's financials through June 2025. She noted that total liabilities are $1,865.160, noting property taxes collected are coming in faster than projected. Accounts payable have all been paid and noted most of account receivables have been collected. She explained the current operating expenses and noted line items with variances. Towing and parking slightly over budget, landscaping over budget due to irrigation labor, along with community center over due to repairs, plus playground and pool is over budget.

Item NO. 8: Old Business / Manager's Report

- **WasteWater Treatment Plant Update – Tabor Election** – Mr. Simecek, mentioned the additional funding is what is being focused on right now for the WWTP. He stated following the Boards direction management has submitted to Pitkin County the District may participate in the November 4th, Tabor (Taxpayer Bill of Rights) election. He noted the district passed a ballot question to originally allow the debt for the District to go up to $6 million to do the WWTP project, with a low interest funds loan of about $5M. That was for the project estimated price of $12M. After bids were received the low bid was $18M, leaving the District in need of an additional $6M. The USDA has now submitted a request to the national office for an additional $6,594,000, the difference between what we have already been approved and t the project bids.

  We are waiting to hear on the additional grant funding. Ms. Forristall mentioned funding is the biggest challenge, but she feels we have gotten a head start working with the USDA and all documents have been submitted.

  Ms. Carlin stated there are a few things required to complete the WWTP project. One is to get more money for the project based on the project bids that were received. The Tabor Election the board would request an additional $5m, to raise the amount they could go into debt to make it a total of $11M.

  Mr. Sweet made motion to approve to enter the Tabor ballot election as presented; Ms. Roth seconded.

The motion passed unanimously.

- **Bid Process –** Management mentioned the bid process have been submitted to the USDA for approval and waiting their review. Merrick said the apparent low bidder has their major suppliers have confirmed and will hold pricing through September. If the approval goes beyond, they may need to re-evaluate the equipment and electrical package.
- **Storage Lot –** New rules to the storage lot were mentioned; along with re-opening until the WWTP project begins in the spring of 2026. Interested users will need to re-register their vehicle, receive a new storage lot sticker and sign a document saying they acknowledge the new rules. One item is allowed per homeowner to be stored free of change, additional items will be charged $40 per month.
- **Trash Containers –** The board suggested reaching out to Pitkin County again to see if there is a grant to get additional Kodiak cans. Management will reach out to Emily at the County.
- **Water System Update –** Mr. Simecek provided an update on the effluent flows from the lagoon, noting they are lower than anticipated in some cases or non-existent. He mentioned the state is aware of this as it affects sampling and reporting.
  Irrigation – Adding a backflow preventer, irrigation control and valve needs to be installed in the irrigated common areas in the community. The price of the installation is approximately $460 and will be done next year. Expense will be added to the 2026 budget.
  Mr. Simecek mentioned irrigation was added to the field area and discussed having High County Utility to provide a price to adjust the water flow gate. He also mentioned the water tank inspection was completed. This is required every five years.
- **Street Light Lot #77** – The electric for the streetlight at the corner of Deer Ridge and Elk Way was connected to Lot 77 meter for approximately 20 years. The streetlight has been replaced with a solar light. Lot 77 absorbed the expense totaling $716.80, per Holy Cross estimate. Management asked the board for approval to reimburse the homeowners for the expense.

  A motion was made to reimburse $716.80 to Mr. Fitzharris.
  The motion passed unanimously.

Item NO. 9: New Business

- **Security Camera –** Mr. Simecek mentioned TRG is looking at additional security cameras. He said the upgrades to (pool, fitness room, mail room, entrance to community, storage lot upgraded and locations) would be approximately $10,000 - $12, 000. Ms. Carlin suggested moving the expense to 2026 budget, and would like a proposal for this project. Need to discuss updating signage in the community.
- **Stop Sign at Deer Park & Half Inch –** Mr. Simecek mentioned the new stop sign at the corner on Deer Park exiting the community.
- **Playground Equipment** – Management discussed the failed playground equipment and asked the Board if they will approve removal for safety since it can not be repaired.

  The board agreed to remove the climbing structure play area.

  Ms. Carling requested planning on a new playground structure next year.

- **Speeding in Community –** There was discussion on areas there are speeding vehicles and kids on E Bikes. It was suggested to put speed bumps at 4-way corners to completely across the street. Also, was discussed maybe adding planters or some type of traffic calming devices. Management will discuss with the Fire Dept what might be acceptable. Board would like some options to explore.
- **Dead Trees by Entryway** – There was discussion of the trees of concern. Mr. Simecek needs to find out who owns the trees.

Item NO. 10: Executive Session – Executive session was not required.

Item NO. 11: Next Meeting – Tuesday, September 16, 2025

Item NO. 12: Adjournment - The meeting adjourned at 8:42PM

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 16, 2025
Date of Approval

Jerome Simecek
District Manager
Jerome Simecek