

◊ Valerie Carlin, President – 2029 ◊ Erik Sweet, Vice President – 2027 ◊ Michael Masciocchi, Treasurer – 2029

◊ John Carlin, Secretary – 2029 ◊ Suzanne Roth, Director – 2027

RECORD OF PROCEEDINGS

A Meeting of the Board of Directors of the Aspen Village Metropolitan District was held Tuesday, June 9, 2026, at 6:00PM, Mountain Time via Microsoft Teams.

Call to order – Mr. Simecek called the meeting to order at 6:35PM, Mountain Time and establishes a quorum is present.

Directors Present included: Valerie Carlin, President, Eric Sweet, Vice President, John Carlin, Secretary, Michael Masciocchi, Treasurer and Suzanne Roth, Director.

Others Present: Steve Wright (Lot 103), Kate Spencer (Lot 110), Roger Baillargeon (Lot 2) and Jerome Simecek, Sarah Anne Ryman and Val Loughman of The Romero Group.

Approval of Agenda –

*Mr. Sweet motions to approve the agenda: seconded by Mr. Masciocchi.
The Motion passes unanimously.*

Approval of Meeting Minutes from April 7, 2026

*Mr. Carlin made a motion to approve the minutes from April 7, 2026, as presented; seconded by Mr. Masciocchi.
The motion passes unanimously.*

Owner Comment – Mr. Baillargeon questioned the status of repair on the roof on the maintenance shop.

Board Comment – Mr. Sweet mentioned an incident where a pump was damaged due to lack of water in the ditch. Mr. Simecek explains the technicalities of diverting water. Management is aware of the issue, which was caused by the ranch diverting the ditch water. Management suggested adding floats on the pump to prevent them from running dry and stated they will reach out to ranch management.

Financial Review – 1st Qtr. 2026 – Ms. Ryman reviews the financial highlights, including the overage of \$250,000 from the first draw request for planning costs and discusses the timing variance in property tax collections. Mr. Simecek explains the district's current cash position and the expected inflow of funds. Ms. Ryman clarifies the budget variances and the importance of preparing for the single audit. Mr. Masciocchi raises concerns about audit readiness and need for prior period adjustments. The board agreed to approval the April TRG invoice.

Old Business / Manager's Report –

- **Wastewater Treatment Plant Update:** Mr. Simecek announces the change in the USDA primary contact from Andrea Cox to Jennifer Garcia. Ms. Ryman mentioned the approval of the second draw for \$94,000 with positive feedback from the USDA. Mr. Simecek provided updates on the project, including delivery of materials and start of work and permit process with the need for expedited review from Pitkin County. It is expected tangible work will begin in 3-weeks. The lining of the sewers is expected to begin the week of June 22nd. Mr. Simecek mentioned the impact to the residents and communications. He noted that pumping stations will be used to move effluent around affected areas.

Aspen Village Metropolitan District
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Basalt, CO 81621-4100

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- **Construction Update w/ Merrick & GSE Constructions.** – Management discusses impacts of the project effluent sampling and need for coordination and communication to minimize disruptions. Change orders and risk management were addressed.
- **Water Diligence and Future Water Usage** – Mr. Simecek provided an update on the District's water diligence status and the State's higher standards for maintaining structures. The District is working with Roaring River Ranch to provide additional information on future water rights and demand. There was discussion on the potential need for future wells and importance of planning for developing the remainder water rights.

Additional Discussions –

- **Annual Consumer Confidence Report** – Mr. Simecek presented the annual CCR report noting a violation for late reporting. This report included information on minerals in the District's water and chemical levels. The CCR will be published to ownership and posted on the District's website per state regulations.
- **Grant Application for Bear – Proof Container** – Ms. Loughman mentioned updated the Board on the grant process for 75 additional bear proof containers, noting Kurt Tesh, District Wildlife manager supported Aspen Village application and deemed it eligible for review. A decision on receiving the grant is not expected until late July – mid-August.
- **Library Cabinet** – Mr. Simecek asked if the Board would like to accept a donation of a small library to replace the bookshelf unit in the mailroom area. They liked the cabinet and agreed to accept the donation. Management will contact the donor and TRG maintenance will install the unit after removing the old bookshelf.
- Mr. Masciocchi mentioned the amended Aspen Village HOA declaration & covenants were passed.
- Mr. Simecek mentioned due to lack of snow removal the annual street sweeping was not done to remove gravel this year.

Executive Session – *No executive meeting needed.*

Next Meeting – The board scheduled the next board meeting for August 4, 2026, at 6:00PM.

Adjournment – A motion was made and the meeting adjourned at 8:40PM.

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.

August 4, 2026
Date of Approval

Jerome Simecek
District Manager
Jerome Simecek

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