

◊ Valerie Carlin, President - 2029 ◊ John Carlin, Treasurer — 2029 ◊ Erik Sweet, Director - 2027

◊ Michael Masiocchi, Director — 2029 ◊ Suzanne Roth, Director — 2027

RECORD OF PROCEEDINGS

A Meeting of the Board of Directors of the Aspen Village Metropolitan District was held Tuesday, December 9, 2025, at 6:00PM, Mountain Time via Microsoft Teams.

ITEM NO. 1: Call to order – Ms. Carlin calls the meeting to order at 6:07PM, Mountain Time and establishes a quorum is present.

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

Others Present: Steve Wright (Lot 103) Roger Baillargeon (Lot 2), Besty Simms (Lot 74), Mike Hahn (Lot 126) and Kate Spencer (Lot 110), Jim Anderson (Lot 135) 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 Mr. Sweet.
The Motion passes unanimously.*

ITEM NO. 3: Approval of Meeting Minutes from November 18, 2025

*Mr. Carlin made a motion to approve the minutes from November 18, 2025, as presented; by Mr. Masciocchi.
The motion passes unanimously.*

ITEM NO. 4: Owner Comment – Mr. Baillargeon mentioned TRG needs to closed the door to the maintenance shop when taking out the AVMD truck for plowing.

ITEM NO. 5: Board Comment – Concerns were raised about plowing practices. The board discussed reducing parking enforcement to once a week and it was mentioned that a snowmobile was riding in the community. Mr. Simecek clarifies that snowmobiles and non-licensed vehicles are not allowed on the District roadways. It was mentioned that electric bicycles should not be allowed, and Mr. Simecek noted they are allowed if they have pedals and are not internal combustion engines. Mr. Carlin made a comment regarding accounting and the interest account. Ms. Ryman explained she could run a report any time period requested. It was mentioned that the District member accounting signer needs to be updated. Ms. Ryman will be sending updated documents to Mr. Carlin for signature. Ms. Carlin mentioned a homeowner has a client that would donate pool furniture, for free. The board looked at photos of the furniture, and all agreed it was nice and approved accepting the donation.

Item NO. 6: Financials – Proposed 2026 Annual Budget – Mr. Carlin brought up some concerns after reviewing the 2026 proposed budget, he mentioned the expenses for the website. Mr. Simecek explained Streamline website currently used and the fees they charge for adding documents. TRG is looking at other options, for ADA compliant website. Mr. Carlin mentioned

Aspen Village Metropolitan District
c/o The Romero Group, LLC
Ph. (970) 273 – 3100
350 Market Street, Suite 304, PO Box 4100
Basalt, CO 81621-4100

he would like to bring up for discussion at future meetings, using the funds budgeted for newsletters to the community providing information. Mr. Simecek, noted, communications are sent, but more on individual issues or matters of concern for the community.

- **Board Discussion** – Ms. Ryman discussed the proposed 2026 budget, explaining edits were made based feedback from the last board meeting. There were no changes to the mill levy amounts, which are very similar to the current year. She noted that a community center rental fee was added of \$100 per rental, creating a minor way for the District to have a little bit of income, opposed to deposits collected and refunded. She mentioned a cost saving for solid waste in the amount of approximately \$14,000 for reducing the number of containers billed monthly, per home after switching to grant funded Kodiak containers. Also, discussed was the reduction of parking patrols from 2x per week to 1x per week. And the reduction of community center supplies and reduction of labor for housekeeping, plus reduction of pool labor, by closing the pool on Labor Day. Landscaping was also reduced for outside services. Ms. Ryman explained the capital expenses and WWTP projects. Mr. Carlin questioned the mill levy amount, Mr. Simecek, explained the District can only take in 5.5% more revenue dollars over the previous year. Based on the projection, budgeted is projected assessed valuations from the county the District is anticipated to hit the cap amount and then able to collect anything above the cap. There was discussion on the reduction of parking patrol. It was determined to reduce patrols to 1x per week. Ms. Carlin asked the board on what amount of tax mill levy they would like to budget in 2026. It was determined to budget the maximum mill levy in 2026 at 86.834.
- **Open Public Hearing-Open to all Aspen Village Homeowners** – *Ms. Carlin opened the Public Hearing at 7:07PM. – One homeowner commented on the parking patrol topic. No other comments.*
- **Close Public Hearing** – *Ms. Carlin closed at 7:10PM*
- **Motion to Adopt 2026 Budget as Presented or Amended** – *Ms. Carlin asked for a motion to adopt the 2026 Budget as amended using the maximum mill levy and keeping the parking as budgeted. Mr. Masiocchi motioned as stated; seconded by Ms. Roth.*
- **Motion to Certify the Mill Levy as Presented or Amended** – *Ms. Carlin asked for a motion to certify the mill levy as presented using the maximum tax. Ms. Roth made the motion; seconded by Mr. Carlin.*
- **Motion to Appropriate Funds for 2026 Fiscal Year** – *Ms. Carlin asked for a motioned to appropriate the funds for the 2026 fiscal year. Mr. Carlin made a motion to appropriate the funds for 2026 fiscal year; seconded by Mr. Sweet.*
- **Execution of Certified Copy of Resolution Adopting 2026 Budget** – *Ms. Carlin executed the Resolution Adopting the 2026 Budget.*

Item NO. 7: Old Business / Manager's Report

- **Wastewater Treatment Plant & Funding** – Mr. Simecek provided an update on the status of the USDA funds, confirming the District received the request for allegation of funds for the extra 6 million. However, it is not confirmed the funds

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are fully obligated by the USDA website. Legal council is still wanting evidence of obligation before committing to the contract. CO Bank has confirmed they will proceed with the letter of conditions as proof of obligation. CO Bank is the lender for interim financing and is finalizing credit approval. Ms. Ryman provided information regarding the obligations of funds based on her history with grant funds in the past. There was additional discussion on timing of the project in regards to the additional funding.

- **GSE Contract** – Mr. Simecek mentioned that John Sittler, legal counsel, has reviewed the GSE Construction contract and has signed off that the contract meets the terms and the District is appropriately covered. The contract is with the USDA for review and approval.
- **Water Diligence** – Mr. Simecek explained the water diligence agreement has been entered with Trout Rawly and management is working with attorney Michael Kopp on the process. A prepared draft application for finding a reasonable diligence for maintaining the water rights and challenges of using all the available water. Mr. Kopp will be contacting Roaring River Ranch (RRR) attorneys.
- **Clubhouse Roof** - It was mentioned the Clubhouse Roof, including snow stops and vent boots, was completed by Alexander Roofing.

Item NO. 8 – New Business

- **Clubhouse User Fee Discussion** – There was discussion on charging a \$100, non-refundable fee to use the clubhouse. It was agreed upon to leave the clubhouse policy as is, by requesting a \$200 refundable deposit, after inspection and no damage occurred during use.

NO. 9 – Executive Session – *No executive meeting needed.*

Item NO. 10: Next Meeting – Tuesday, February 17, 2026, in person and via Microsoft Teams at 6:00PM.

Item NO. 11: Adjournment - The meeting adjourned at 7:48PM

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.

2/17/2026
Date of Approval

Jerome Simecek
District Manager
Jerome Simecek

Aspen Village Metropolitan District
c/o The Romero Group, LLC
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350 Market Street, Suite 304, PO Box 4100
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