

• Valerie Carlin, President – 2029 • John Carlin, Treasurer – 2029 • Erik Sweet, Director – 2027
• Chantel (Charlie) Henderson, 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, September 16, 2025, at 6:00PM, Mountain Time via Microsoft Teams.

ITEM NO. 1: Call to order – Ms. Carlin calls the meeting to order at 6:01PM, Mountain Time and establishes a quorum is present.

Directors Present included: Valerie Carlin, President, John Carlin, Treasurer, Charlie Henderson, Director and Suzanne Roth, Director.

Director Not Present: Erik Sweet, Director,

Others Present: Betsy Sims (Lot 74), Matt Isaac (Lot 3 & Lot 113), Dan Fellin (Lot 116), Kate Spencer (Lot 110), and Steve Wright (Lot 103) and Jerome Simecek, Tracy Forristall, Sarah Anne Ryman and Val Loughman of The Romero Group.

ITEM NO. 2: Approval of Agenda –

*Ms. Roth motions to approve the agenda: seconded by Ms. Henderson.
The Motion passes unanimously.*

ITEM NO. 3: Approval of Meeting Minutes from August 19, 2025

*Mr. Carlin made a motion to approve the minutes as presented from August 19, 2025; seconded by Ms. Roth.
The motion passes unanimously.*

ITEM NO. 4: Public Comments –

- Mr. Isaac (Lot 3 & 113) Commented on speeding in front of his Lot #3. Ms. Carlin mentioned this topic has been discussed. It was noted by the HOA; police presence is to be more often. The Metro District will be looking into more traffic calming devices, i.e. planters in the roadway. Management and the Board will be working on implementing a permanent solution of an item that cannot be moved.
- Greg Lipp (Lot 63) – not able to be present, Management spoke on a couple of comments from the owner.
- Dan Fellin (Lot 116) – Commented on considering for 2026 budget he would like to see a per-lot fee in addition to any mill levy changes to fund projects. Ms. Carlin noted that the Metro District cannot assess special fees. Mr. Fellin mentioned he was mentioning a tap fee for water.

Item NO. 5: Board Comments –

- Ms. Roth requested management check all the streetlights to make sure they are all operational.

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- Ms. Henderson mentioned the kids on motorized bikes speeding up and down Ridge Trail, she said she has spoken to them personally, but the kids don't care and are disrespectful.

Item NO. 6: Old Business / Manager's Report

- Wastewater Treatment Plant & Funding** – Mr. Simecek stated good news was received from the USDA on supplemental grant funds approved for the WWTP. He noted the original grant funds were insufficient after receiving the actual contractor bids. The full grant request was for an additional 6.6 million submitted by the USDA. At this point the USDA offered \$5 million and \$1 million in loan monies. If that is the case the District would come in close to the debt limit of \$6 million. If able to stay under the \$6 million, then the District can cancel the election to raise the mill levy. The ultimate total grant funding will be approximately \$10 million. Additional funds for the project not covered by grants will be funded with a USDA loan at a rate of 2.7% over 40 years. If all goes according to plan the total budget is \$16 million. Ms. Forristall mentioned she heard from USDA before the meeting, and they felt confident the additional \$6 million grants funds will be received and the District will hear by September 30th. Mr. Simecek noted that all the Tabor Election documents have been submitted to Pitkin County, with the next submittal being the pro-con statements that is due to the County by September 22nd. Mr. Simecek asked the Board if they would like to add anything to the pro-con statement. Ms. Carlin mentioned she would like to add information that without an increase debt limit, access to these funds would be at risk.
- Storage Lot Registration** – Storage lot was re-opened for an interim time until the WWTP construction begins. Notice was sent to ownership with the new rules and requirements. At this time 25 owners have re-registered their item(s).
- Parking & Parking Patrol** – Current update was provided on parking patrol rules and how often Proguard patrols the lot. There were 34 patrols between June through August.
- Dogs – Off Leash** – Mr. Simecek mentioned Aspen Village is not a dog friendly property, however, the District still needs to abide by the ADA service animal act and ESA dog certified and is the reason there are dogs in the community. There were additional communication and information provided by homeowners. There are rules in place and dogs are supposed to be always leashed, and owners are responsible to pick up their dogs' poop. Mr. Carlin mentioned that if a resident has a problem with a dog or dog owner, they should reach out to Emily with the Sheriff's department or the Sheriff's department and they will come to address the issue.
- Open Space – Skateboard Ramp** - It was requested to have the skateboard ramp removed from the open field. Ms. Spencer suggested burning the good wood at the winter bonfire. If the wood is not used for a bonfire, the Board approved TRG to demolish and take to the landfill.
- Water System** – Mr. Simecek mentioned the wastewater affluent is now flowing, which is good and samples have been provided to the state. It appeared a lightning strike took out the transducer that reports how full the tank is, failed. The transducer was replaced, however, there is a set of lines that run to the old pump house, located by lot 150 which is operating fine, but the lines to underneath highway 82 over to the pump house have been

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compromised and not sure where the compromise exists. There are a couple of options to check; one start checking it out, which could be easy to find or a challenge, or possibly the conduit failed. High Country Utilities suggested installing a radio communication at a price of approximately \$11,000 with \$5,000 being parts, the rest is labor. The device would tell the pumps when to turn on or off. Currently one pump is left on manually. Mr. Simecek asked the board directions on how to proceed. It was suggested to receive the written proposal from HCUS, and table to discuss at the next meeting.

Item NO. 7: New Business –

- a. **Roadway Repair – Annual** asphalt patching was completed in August at the budgeted amount of \$15,000.
- b. **New Playground Equipment** – The failing playground equipment was removed. It was mentioned at the last meeting there might be interest in creating a sub-committee to provide input. Ms. Carlin would like to get a general amount that the District would want to spend on playground equipment, so it could be included in the 2026 budget. Ms. Carlin, with work with Ms. Spencer on putting together a small subcommittee.
- c. **Landfill Smells** – Mr. Spencer sent a communication regarding landfill smells he had sent to Kathy Hall. Ms. Carlin mentioned the District should draft a letter. Mr. Simecek said he will schedule a tour of the landfill for anyone interested.
- d. **Additional Mailbox for Aspen Village AVHOA** – The AVHOA asked if they could share the mailbox at the front of the clubhouse. Management is suggesting they purchase their own mailbox and install it at the front of the clubhouse. The Metro board agreed and noted that both mailboxes should be labeled clearly for each entity.

Additional Topic:

- Drain in front of lot 81 filling up with water. Management is aware of the issue and will contact the contractor that cleaned the dry well out about a year ago. The drain has been problematic and most likely is filled with dirt not letting the water seep out.

Item NO. 8 – Executive Session – Not needed

Item NO. 9: Next Meeting – Tuesday, October 21, 2025

Item NO. 11: Adjournment - The meeting adjourned at 7:46 PM

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.

10/21/2025
Date of Approval

Jerome Simecek
District Manager
Jerome Simecek

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