

# AGENDA

## ASPEN VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

September 17, 2024  
6:30 pm

Aspen Village Clubhouse  
31 Aspen Village Rd

### Join Zoom Meeting

<https://zoom.us/j/92388909158?pwd=YfL32LHR6G3vRiJCn7txqiX5p7adza.1>

Meeting ID: 923 8890 9158

Passcode: 009688

Dial by your location: +1 719 359 4580

### Board Members:

James Anderson | Dan Fellin | Michael Masciocchi | Tyler Schube | Kate Spencer

#### 1. **CALL TO ORDER**

The Board of Directors will call the Board Meeting to order and determine a quorum.

#### 2. **APPROVAL OF AUGUST 13, 2024 BOARD MEETING MINUTES**

The Board will review and consider approving the August 13, 2024 draft meeting minutes.

#### 3. **HOMEOWNER COMMENTS**

The Board will open up discussion for items not on the Agenda, brought forth by present homeowners. Homeowners will have a three (3) minute maximum per item.

#### 4. **BOARD COMMENTS**

The Board will open up discussion for items not on the Agenda.

#### 5. **HOA FINANCIAL REPORTS, 2025 BUDGET & CHARGING ASSESSMENTS IN 2025**

The Board of Directors will review and consider for approval the August 2024 Financial Reports.

The Board of Directors will review a second draft of the 2025 Budget that includes charging Assessments to owners and discuss how to inform owners of this upcoming assessment.

**6. ACC COMMITTEE UPDATE**

The Board will be provided with an update from the ACC Committee.

**7. AMENDING ASPEN VILLAGE'S CC&Rs**

The Board of Directors will provide an update on review of the first draft received by legal of the Amended CC&Rs.

**8. FOOD TRUCK UPDATE**

The Board of Directors will provide an update on the Food Truck proposed for the Woody Creek gas station and the responses received from the survey that was sent out.

**9. 9 LOTS DISCUSSION**

The Board of Directors will discuss the 9 undeveloped Lots in Aspen Village.

**10. HOA NEWSLETTER**

The Board of Directors will discuss creating an HOA newsletter.

**11. HALLOWEEN DECORATION CONTEST**

The Board of Directors will discuss having an HOA wide Halloween decoration contest for the community.

**12. HOA MEETING SIGN**

The Board of Directors will discuss if it can have access to the HOA meeting sign again stored in the office at the Aspen Village Clubhouse.

**13. MEETING OF THE MEMBERS AND BOARD ELECTION**

The Board of Directors will set a date for the Annual Meeting of the Members and preparing for the upcoming Board Election.

**14. EXECUTIVE SESSION**

The Board of Directors will end the open session portion of the Board meeting and move into executive session to:

- Review of or discussion relating to any written or oral communication from legal counsel

**15. ADJOURNMENT**

The next Aspen Village Board Meeting will be on October 8, 2024.

HOA Board Meeting Dates for 2024:

- November 12, 2024

\* Please Note: All topics listed on the Agenda are subject to change. \*