

**WINFIELD ARMS OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS' MEETING**  
**Thursday, March 16, 2023 @ 3:00 PM MT**  
**Via Zoom**

I. Hayward called the meeting to order at 3:02 PM MT.

Present:       Hayward Kaiser, President  
                  Riley Warwick, Secretary/Treasurer  
                  Katherine Coleman,  
                  Diane Spicer, Association Manager

II. Riley moved to approve the Board Meeting minutes from 07-2022. Hayward seconded the motion. Motion carried.

III. Owner comments – no other owners present.

IV. Board member comments - none

V. Financials / Manager Report – Diane reviewed the balance sheet with the Board.

VI. Old Business

- a. The Capital Reserves account has a balance of \$25,903.85. The balance in the Operating Account is \$14,307.24. Katherine moved to increase the Capital Reserve assessment by an additional \$5K per year starting with the Quarter 2 invoices. Riley seconded the motion. Motion carried.
- b. The new Short Term Rental Policy and Pet Policy seem to be working well.
- c. Aspen Places is designing a new website on a WIX platform. The website will have the necessary documentation required by CCIOA.
- d. Owners will be asked at the annual meeting for consent to email all notices from Winfield vs USPS.

VII. New Business

- a. Winfield shares a trash bin and 3 recycle containers with Aspen Wild (101 E Cooper). Aspen Wild would like Winfield to agree to remove the 3 recycle containers; bears can easily access the containers and people are not properly recycling which both lead to extra expenses for the Associations. Hayward moved to removed the 3 recycle containers. Katherine seconded the motion. Motion carried.
- b. The sidewalk east side of building was identified by the City of Aspen to have major cracks and is uneven, creating a hazard. The City is requiring it to be fixed.

If the Association does not fix it, the City will have it fixed and bill the Association. Tony (Mountain Maintenance) is struggling to find anyone to do the job. The Board agreed to let the City fix it and send a bill.

- c. The new house being built on the East side of the Association has a sloped roof which could potentially allow snow to fall from it into the hot tub area of Winfield. The Board would like Tony to investigate further and give his opinion.

The meeting was adjourned at 3:46 PM MT.