

**RECORD OF PROCEEDINGS
ANNUAL MEMBERSHIP MEETING**

ASPEN HIGHLANDS VILLAGE ASSOCIATION

Held: 4:00 noon on Monday, December 7, 2009, at 0197 Prospector Rd., Suite 2105,
Aspen Highlands Village, Aspen, Colorado

The Annual Meeting of the Aspen Highlands Village Association, in the County of Pitkin, State of Colorado, was called to order by Gary Beach at 4:15 pm. Mr. Beach identified the following people during roll call:

Gary Beach, Manager
Landis Greathouse, Assistant Manager/Recording
Secretary

Members of the Board: Jordan Sarick, Commercial Director,
Milt Stewart, Deed Restricted Director

Members of the Association: James Ferraro, from Elkhorn Lodge
Olivia Daane, from Wille Residences

Guests: Geneviève Fulton, as proxy for Harry Sloan
Ron Erickson, Association Manager for Maroon Creek
Station

Proxy Solicitation: One written proxy was submitted at the meeting which assigned Harry Sloan's 12 votes to Geneviève Fulton.

It was determined that four member/owners of the Association were present, which does not constitute a majority.

Approval of
December 19, 2008
Annual Meeting
Minutes

Since a quorum could not be declared, the minutes from the December 19, 2008 Annual Meeting will be approved at the next Executive Board Meeting

Ratification of 2010
Budget

The 2010 AHVA Budget was declared ratified as only two members of the public were present, and no votes were cast against the Board-approved budget.

Question & Answer,
Public Comment

Ms. Fulton asked whether Dir. Chauner would be reclaiming his seat on the Association Board since the minutes from the last Annual Meeting indicated he would take a leave of absence. Mr. Beach replied that the absence is no longer applicable and that Mr. Chauner has resumed his duties.

Mr. Beach reported that due to an overwhelming response to the Association Holiday party invitation and invitees missing the deadline to RSVP, there were many who were unhappy. A discussion ensued about how to mitigate bad feelings over people being excluded from the event and how to include everyone next year.

Mr. Ferraro asked if the temporary shoring in the garage was complete? Mr. Beach replied that all repairs had been made to ensure safety. Mr. Ferraro stated that there have been issues with people parking in the guest spaces. Mr. Beach replied that parking enforcement can be increased prior to opening day.

Ms. Daane asked if she and some of the other tenants could get additional picnic tables for the Plaza area? Mr. Beach replied that management will look around for some extra tables but that Ms. Daane is also free to purchase tables on her own. Ms. Daane asked if more holiday lighting could be added in conjunction with the lighting ceremony this year adding that it can be difficult to light storefronts with limited electricity running through the Plaza. Mr. Beach replied that there is electrical access through the street lights being installed.

Adjournment

Being no additional questions or comments, Mr. Beach adjourned the meeting at 5:00 pm.

The foregoing minutes constitute a true and correct copy of the above-referred meeting and these minutes are approved by the Executive Board of the Aspen Highlands Village Association.

Manager,
Aspen Highlands Village Association

Date of Approval

Seal: