

July 2, 2025

Bailey & Peterson PC

7991 Shaffer Parkway, Suite 101

Littleton, Colorado 80127

Attn: Matthew B. Taylor

Subject: Your Letter of 23 June 2025

Dear Sir,

The Aspen Brook Board has received your letter of 23 June 2025. We believe there has been a misunderstanding which we have tried to clarify with Daniel Parcher et al in our meeting on April 29 and in subsequent correspondence.

The new Board members took office on February 3. The new Board members have a cumulative of decades of knowledge living in Aspen Brook. There have been many incidents of transient rule violations over the years which have been witnessed by Board members and owners. These incidents are not documented because the HOA does not maintain a record of these incidents.

When the new Board members and officers were confirmed at the February 3 Board meeting, an agenda was prepared by the outgoing President with input from the new Board members. A suggestion was made to include item 10 to discuss transient rule violations. Commentary was mistakenly included that should have been deleted from the agenda prior to publishing. Nonetheless, what was included represented the opinions of the individual incoming Board members of a correlation between transient rule violations and one night rentals.

As mentioned above, these are the opinions of the individual incoming Board members. At the time of the February 3rd Board meeting, the Board had made no decision on this topic. Owners and Board members were asked to share their opinions. Several owners spoke up and provided

their individual opinions in support of a minimum night rental. Daniel Parcher was not in attendance at that meeting. Andrew Rainbolt was present and expressed his opinion in opposition of a minimum.

One owner suggested that a survey be sent to owners to solicit their opinions. The Board thought this was a good idea and a survey was sent out and opinions were anonymously submitted to the Board. The results of the survey were summarized at the April 29 Board meeting. The survey showed that 75% of the owners were in favor of establishing minimum night rental stays.

In our meeting with Daniel Parcher, et al, on April 29 to discuss his concerns and issues, the Board reiterated that the correlation mentioned in the February 3 Board meeting represented the opinions of the individual incoming Board members.

A Board meeting was held immediately after the private meeting with Daniel Parcher et al. At the Board meeting, Daniel again raised his concerns to the Board and to the owners present at the meeting. At that meeting, owners and Board members expressed their opinions on one night rentals. Many owners in attendance stated they were in favor of eliminating one night rentals. At least one owner stated they were in favor of a limitation regardless of any correlation to transient rule violations and other owners added their agreement.

As we told Daniel et al, the individual Board members have their opinions. Daniel, Andrew and Tara have their opinions. Owners have their opinions. It is not the Board that will make any decision to establish a minimum night rental. It is up to the owners to decide whether or not to establish a minimum night rental. We have invited Daniel et al to attend future meetings to express their opinions and concerns to the Board and other owners.

Daniel's entire argument is based on statements he said were made by Mark Werder at the February 3 Board Meeting: that Mark stated the correlation as though it was based on facts. During our meeting with Daniel on April 29, we reminded Daniel that he was not in attendance at the February 3 Board Meeting and asked how he knew that Mark had made those statements. Daniel responded that his wife Tiffany, a Board Member, told him what was said at the Board meeting.

We hope this clarifies the confusion. Daniel et al are welcome to attend future Board meetings to express their opinions and concerns.

Respectfully submitted,

For the Aspen Brook Board