American Village Subdivision One Property Owners Association, Inc.
Annual Membership Meeting Minutes & Budget Ratification
March 6th, 2024 at 5:30 pm (MST)
Via Zoom

Roll call: Board Members John Howe, President; Michael Gabrielli. 6 homeowners were present, 17 were present by proxy.
RaeAnne Hadley with Design HOA was also present.

Call to Order at 5:54 pm: Quorum present: Twenty percent (20%) of total votes present required for a quorum.

Proof of meeting notice: Meeting was emailed to all members at least 10 days prior to the meeting date.

Approval of prior members meeting minutes: November 15, 2022 meeting minutes. Minutes stand approved as presented unless corrections are made and then approved by the Board. Minutes approved.

Old Business
Member Assessment Arrearages: John Howe explained one homeowner in arrears and a lien was filed against the home to ensure the HOA will receive payment should the home be sold. Fees will continue to accrue on the property until payment is made.

New Business
Approval of 2024 budget: John Howe discusses budget approval process: Board has first meeting to discuss and approve budget. The approved budget is sent to HOA members and schedules members meeting or budget ratification meeting. At the meeting, HOA members may veto the budget as is (no changes allowed by law). If not vetoed, the approved budget is ratified for the upcoming year. If vetoed, must restart the process with a new Board meeting cycle.

John answered questions from members regarding the budget. Doug Hollister asked about using the irrigation water from UVWUA. John explained that due to the costs involved in getting it up and running, the HOA didn't have the funds for it. John suggested that he, Doug, and Michael sit down and see if there is a way to access the water for the HOA. With no other questions, John asked members to ratify the budget. One member vetoed by proxy. All other members approved and the 2024 budget was ratified.

Nominations and election of Board members:
Call for new nominations: Tom Carrelli volunteered to be on the board. John Howe and Michael Gabrielli volunteered to stay on the board. With no other volunteers, the election went uncontested. The 2024 board members are John Howe, Michael Gabrielli and Tom Carrelli.

Adjournment: Michael Gabrielli motioned to adjourn seconded by Doug Hollister, motion passed. 6:16 PM

Respectfullyl submitted by RaeAnne Hadley with Design HOA

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