AMERICAN VILLAGE SUBDIVISION 1 ANNUAL & BUDGET RATIFICATION MEETING

Monday, November 4th, 2024, 5:30 PM
Ute Indian Museum, Montrose, CO 81401

Call to Order
The meeting was called to order at 5:33 PM by John Howe, Board President.

Introduction
Board members John Howe, Ray Carell, and Michael Gabreilli, were present along with RaeAnne Hadley and Maddy Hadley from Design HOA.

Determination of Quorum
With 35 units represented in person and via proxy, RaeAnne Hadley stated a quorum was deemed present.

Approval of March 6th, 2024, Annual Meeting Minutes
John moved to approve the minutes from the March 6th, 2024, Annual Meeting, Ray seconded, and the motion passed unanimously.

2024 Financial Reports
RaeAnne discussed the financial reports and went over the financials presented in the packet. RaeAnne answered questions. Michael motioned to approve the financials; John seconded

Old Business

A. **Review of two updated policies: Collection Policy and Enforcement Policy**
B. **Member arrearages**

New Business

a) **Presentation of the 2025 Budget, Assessments to Remain at $213.00**

A homeowner asked what the Project Manager expense was, John explained the Project manager would pull weeds, take compliance pictures, general light labor. A homeowner asked how much money is currently in the reserve account. John explained the reserve account has $25,890.76. A homeowner asked what Design HOA does. RaeAnne explained Design HOA manages the business part of the HOA. Design HOA handles all the legal, accounts receivable, accounts payable, collections, filings, and billing. John motioned to ratify the 2025 Budget; the vote passed unanimously.

b) **Nomination and Election of Board Members**

RaeAnne explained that there were five spots available to join the board.

Nomination and Election of Directors
John, Michael, and Ray all agreed to stay on the board and Doug Hollister volunteered to join the board. A motion was made for Doug to serve on the board. Ray seconded and all approved. No one else was nominated.

Owners Comments
A homeowner requested to have a face-to-face Annual meeting instead of Zoom.

Adjournment
The meeting was adjourned at 6:29 PM by John

Respectfully submitted by Maddy Hadley, Design HOA

DRAFT