AMERICAN VILLAGE SUBDIVISION 1
ANNUAL MEMBERSHIP MEETING

Wednesday, October 8th, 2025, 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, Doug Hollister, and Michael Gabreilli, were present along with RaeAnne Hadley, Maddy Hadley, and Vaneza Alvarado from Design HOA.

Determination of Quorum
With 28 units represented in person and via proxy, RaeAnne Hadley stated a quorum was deemed present.

Approval of November 4th, 2024, Annual Meeting Minutes
Michael moved to approve the minutes from the March 6th, 2024, Annual Meeting, John seconded, and the motion passed.

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, the motion passed.

Old Business

a) **Presentation of the 2025 Budget, Assessments to Remain at $213.00**
b) **Nomination and Election of Board Members**
c) **Compliance and Collections**

RaeAnne explained Colorado passed new laws affecting collections and compliance. The HOA is no longer able to foreclose on a house. The HOA can place a lean on a house and collect interest. Colorado now requires two points of contact regarding all compliance and collections. A certified letter must be sent out with a second form of contact I.E. email, text message, or a normal letter. Compliance issues now require a timestamped picture of the violation along with two forms of contact. Homeowners with HOA violations are given 30 days to fix the violation. If the homeowner does not remedy the issue, then another picture must be taken followed by two points of contact, the homeowner is granted another 30-day grace period to fix the issue. Only after the two, consecutive, 30-day warnings can the HOA order a fine of up to $500.

New Business

a) **Amended and Restated Governing documents**

John explained the HOA is currently updating their CC&Rs after discussion with an attorney and receiving homeowners' changes. John explained the Board will be reviewing the CC&Rs before creating the final documents. A homeowner asked if the homeowners would be able to voice their changes to the Board before finalizing the CC&Rs. John explained the homeowners have had two separate opportunities to change the CC&Rs, and the final version of the CC&Rs will not be changed.

b) **Review of 2025 budget, presentation of 2026 budget**

RaeAnne reviewed the 2025 budget and answered questions. John explained the 2026 proposed budget, and the HOA dues will remain at $213. A homeowner asked what would be a reasonable amount of money in the reserve account. RaeAnne explained CCIOA recommends having triple the amount of what it would cost to replace an irrigation system in the HOA's common area. John explained currently the HOA has an extra year of HOA dues in the reserve account. John makes a motion to ratify the 2026 budget. All homeowners voted in favor to ratify the 2026 budget.

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c) Nomination and election of Board members. Five open seats

John nominated Michaell Gabreilli and Doug Holister for the Board. Amber Wagner nominated herself for the Board, along with Joyce Synnestvedt.

Nomination and Election of Directors

With four of the five Board positions filled, the election was deemed non-contested.
The new Board members are as followed:

President - Doug Hollister
Vice President - Michael Gabrielli
Secretary/Treasurer - Joyce Synnestvedt
Member at Large – Amber Wagner

Owners Comments

A homeowner asked if the HOA knew how may rental units are in the HOA. RaeAnne explained that they did not know, she explained that the Homeowners don't inform the Board members or Design HOA.

Adjournment

The meeting was adjourned at 6:37 PM by John

Respectfully submitted by Maddy Hadley, Design HOA

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