AMERICAN VILLAGE SUBDIVISION ONE PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JULY 13TH, 2023@ 5:30 PM, ZOOM

Meeting Minutes

ROLL CALL, CALL TO ORDER & DETERMINATION OF A QUORUM
President – John Howe; Vice President – Kathy O'Connor; and Michael Gabrielli – Board Member. Others present: Source HOA: Janet Samples and Stephanie Whitmore from Source attended to start the meeting but did not attend for the duration.

PROOF OF MEETING NOTICE: Notice and agenda were transmitted to members timely

APPROVAL OF October 20, 2022 MINUTES: Prior Meeting Minutes were approved with no corrections.

TREASURER'S REPORT: Financial reports were reviewed and there were no questions. Discussed resignation of board treasurer, Jody Clauter.

OLD BUSINESS
Irrigation water and rain sensor: Michael Gabrielli asked the landscape vendor to install a rain sensor on the irrigation system.

NEW BUSINESS
Board Member resignation: Jody Clauter, Treasurer, submitted her resignation on July 5, 2023 which was accepted by the board of directors.

Assessment Delinquencies: John Howe moved to direct Source to process a demand letter to members who are delinquent in their annual assessment and take appropriate action following Colorado law. The motion was seconded by Michael Gabrielli, and all were in favor. The motion passed unanimously.

Violation of Rules and Regulations: John Howe moved to direct Source to send notice to members that are in violation of the Association's Governing documents. Fines, interest fees and administration costs will be applied as needed. The motion was seconded by Michael Gabrielli and all were in favor. The motion passed unanimously.

Weed control in the walkways: Michael Gabrielli will contact a landscape contractor regarding maintenance of graveled walkways within the Association.

Members contact Management: Members who have questions, concerns, complaints or compliments should direct those inquiries to our Management Company so they can record and maintain a permanent record. These communications should be in writing to the Manager. Source HOA, info@sourcehoa.com

NEXT MEETING DATE: tbd

ADJOURNMENT: Kathy O'Connor moved to adjourn the meeting at 6:06 pm, John Howe seconded, and all were in favor.

DRAFT