American Village Subdivision One Property Owners Association, Inc.
Special Board of Directors Meeting Notice and Agenda
Friday July 12, 2024, 1730 hours Mountain Time

*Due to technical difficulties, the meeting was delayed until 1800 hours and a new Zoom link was emailed to all homeowners.

Roll Call

- Board members present: John Howe, President; Michael Gabrielli, Vice President; Ray Carrell, Secretary/Treasurer
- Others present: Kathy O'Connor

Meeting called to order at 1808 hours

- Quorum present: fifty percent (50%) of board members present required for a quorum
- Proof of notice of meeting: Confirmed that notice of meeting was emailed, community posted or web posted to all members at least three (3) days prior to the meeting date.

Agenda Items:

- Approval of previous Board meeting minutes: Minutes stand approved as presented unless corrections are made and then approved by the Board.

New Business:

- Irrigation system maintenance: Michael explained that the irrigation in Zone 10 has an electrical problem that Phill will have to trace. A new solenoid and timer were installed. Michael is manually turning on and off the timer to save on water. Michael asked if RaeAnne has last year's water bills. RaeAnne explained that Source HOA did not send over the past invoices, but she would access the past invoices and send them to the board. Michael explained there was a small drip that could be the cause of the higher water bill but wants to compare the bills to last year's invoices.
- New Colorado law on violations and fines, our policy. RaeAnne explained a new House Bill has been changed and goes into effect August 7, 2024. Notice of delinquencies must be sent via certified mail and email, text or phone call. The policy regulating collections will need to be updated to be compliant to Colorado State Law. John moved to have Design HOA update the policy to comply with the new House Bill. Ray second, and the motion passed.
- Compliance notifications. RaeAnne explained that House Bill HB22-1133 governs how violations are noticed and cured. RaeAnne explained that two 30-day warning letters must be sent before a fine can be implemented with a maximum fine of $500. RaeAnne discussed that homeowners can turn in violating homes to Design HOA with a picture and Design HOA will send out warning letters and keep track of violations. John motioned to have Design

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HOA update the compliance policy to match the State laws outlined in the House bill. Michael seconded the motion; all were in favor.

Adjournment:1833 hours

Minutes taken by RaeAnne Hadley

Respectfully submitted by RaeAnne Hadley, Community Association Manager with Design HOA

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