American Village Subdivision One Property Owners Association, Inc.
Special Board of Directors Meeting Notice and Agenda
Thursday August 8th, 2024, 1730 hours Mountain Time

Roll Call

- Board members present: John Howe, President; Michael Gabrielli, Vice President; Ray Carrell, Secretary/Treasurer
- Others present: Doug Hollister, RaeAnne Hadley and Madison Hadley with Design HOA

Meeting called to order at 1734 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:

- New Colorado House Bills regarding violations and compliance.

John explained that two new house bills were passed by Colorado State Law on how HOAs are allowed to contact homeowners regarding violations and delinquent accounts. All delinquent accounts must now be sent via certified email with the cost passed down to the delinquent homeowner. John made a motion to accept Policy #2 as presented. RaeAnne explained that because this is a state law, it does not require member votes. John acknowledged and requested that it be put on record that it was voted on. John made the motion, Michael second, and the policy passed.

RaeAnne explained that homeowners who have violations that are not public threats, must be given two 30-day consecutive warnings before being fined. All warnings must be sent via certified mail with the cost passed onto the homeowner who is in violation of the governing documents. RaeAnne discussed if the homeowner cures the violation, a letter of cured must be sent via certified mail. If they fall under the same violation after the cured letter has been sent, the warning notices start at the beginning again. If a homeowner is in violation and is a risk to public health and safety, such as a broken sewer line, rat infestation, etc. the homeowner has 72 hours to cure the violation before a fine may be imposed (HB22-1137). Doug asked what constituted a public health threat. As the writing of these meeting minutes, RaeAnne reached out to CCIOA and they are choosing to stay quiet on what exactly constitutes a public threat but listed the examples in the above explanation. RaeAnne explained that the maximum

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amount the HOA could fine per violation is $500.00. RaeAnne asked the board if they would prefer Design HOA to fine the full $500.00 when the unit fails to cure the violation after the two 30-day warning periods have passed. John explained the $500.00 fine was steep and wanted to implement a two-step fine, with the first fine being $250.00 and the second fine being $250.00. John made a motion to pass the policy with the clarification as presented. Michael seconded; all were in favor.

Adjournment:1812 hours

Minutes taken by RaeAnne Hadley

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

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