American Village Subdivision One Property Owners Association, Inc.
Special Board of Directors Meeting Notice and Agenda
Friday October 18th, 2024, 1730 hours Mountain Time

Roll Call

- Board members present: John Howe, President; Michael Gabrielli, Vice President; Ray Carrell, Secretary/Treasurer
- Others present: Kathy O'Connor, Doug Hollister, RaeAnne Hadley and Maddy 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. John motioned to approve the meeting minutes. Ray seconded, all were in favor.

New Business:

- John presented the board with a new 2025 management contract with Design HOA. John made a motion to approve the new contract. Michael seconded the motion, the motion passed.
- John made a motion to establish the location for the annual meeting on November 4th, at 5:30 PM at the Ute Indian Museum. Michael seconded and the motion passed.
- John made a motion to expand the board from the three current members to five members for the 2025 year. Michael seconded the motion, and the motion passed.
- John asked how many delinquent homeowners the HOA had. RaeAnne explained that there were currently three delinquent accounts. John asked RaeAnne to send out new delinquent notices.
- John discussed updating all the governing documents in the 2025 year to comply with CCIOA. Ray and Michael agreed that the governing documents should be updated this coming year. Doug requested that when documents are updated, they won't be more restrictive.
- RaeAnne presented the Budget vs. Actual and answered questions.
- Michael asked what the project manager role is. John explained the project manager would carry out monthly inspections for compliance and light manual labor.
- RaeAnne presented the 2025 budget. John made a motion to approve the 2025 budget Michael seconded all approved.

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- Ray moved to adjourn the meeting, John seconded, the motion passed.

Adjournment:1800 hours

Minutes taken by Maddy Hadley

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

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