DRAFT
American Village Subdivision One Property Owners Association, Inc.
Special Board of Directors Meeting Minutes
Thursday April 3 2025, 1730 hours Mountain Time
Voom

Roll Call

- Board members present: John Howe, President; Michael Gabrielli, Vice President;-Member at large, Doug Hollister
- Others present: Jeff White and Kathy OConnor

Meeting called to order at

- 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, January 7 2925: Minutes stand approved as presented unless corrections are made and then approved by the Board.

Old Business

- Update of all Association governing documents: John Howe reported he is currently working on a new CC&Rs for the Association. The Articles of Incorporation, the By Laws, and all policies would need to be addressed to avoid and potential conflicts between the different governing documents. The final product will need to be approved by a vote of 67% of all our members.

- Thirteen members are delinquent with their 2024 assessment. A motion was made by Doug Hollister and seconded by Michael Gabrielli to send a final notice to the delinquent members before other collection actions are taken. Motion passed.

New Business:

- Procedure for addressing unit owner violations: Two new polices, enforcement and collections, mandated by the State were presented to our members and approved by the Board. The Board will be communicating to all our members about the need to move forward with correcting currently owners' violations.

- Reserve funds saving plan: The Board is investing placing some of our reserve funds in a higher interest-bearing account then we currently receive at Alpine Bank. Any new saving account will be FDIC insured.
- Michael Gabrielli shared some members interest in providing pet waste disposal containers. The board will be investigation cost of containers, bags and who will

maintain this effort. Several members have come forward to replacing the bags and emptying the waste containers. Doug Hollister will be speaking with the City to encourage them to sponsor the purchase of the containers.

Adjournment: Doug Hollister moved to adjourn the meeting seconded by Michael Gabrielli, motions passed. 1821 hours

Minutes taken by John Howe

The undersigned certifies that the foregoing minutes were approved by the Board at its meeting held on

Signed _____

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