

# **Abbe Springs Ranches HOA Board of Directors**

## ***Minutes of Special Meeting***

***January 20, 2006***

The teleconference meeting of the board of directors was called to order at 10:00 am. Present were President Kelly Collins, Vice-President Richard Edwards, Secretary David Smith and Treasurer Kat Brown.

The annual meeting was agreed to be held March 4, 2006, at the Magdalena Community Presbyterian Church at 11:00 am. Said mailing was to include minutes from the August meeting; the annual meeting agenda; and invoices for 2006 dues (with all scofflaws receiving certified mailings with total dues due to date and charges for the certification).

The board discussed and unanimously approved the following actions:

1. Maintenance of secretary's records will be recorded on Microsoft Word software.
2. Maintenance of treasurer's records will be recorded on QuickBooks financial software.
3. If either software is needed by the secretary or treasurer, the board will purchase it.
4. Forming a committee to: review the Declaration of Covenants, Easements and Restrictions for Abbe Springs Subdivision; determine whether there should be revisions to the declaration; and recommend the process for enforcement of the declaration.
  - a. Considerable discussion was held to come up with a plan for enforcing the covenants and restrictions and dealing with prior exemptions. The best plan for review and enforcement seemed to be to establish a building committee and solicit volunteers with the final disposition to be made at the March meeting.
  - b. Reviewed the above-ground power installed by the owners of lots 89 and 90. Since the owners' contractor and others stated that going underground was simply not a feasible option, and the work has been completed, no action was taken.
  - c. Reviewed power installation options on Lot 57, and agreed to notify the owner by certified mail to contact the board about the installation plans. According to Socorro Electric, power could not go underground because of arroyos on the property.
  - d. Reviewed complaints about the unfinished construction on Lot 12 and agreed to notify the owners by certified mail about violations to the HOA declaration. Such letter will require contact from the owners by February 23, 2006, regarding their plans to comply with the declaration.

The board agreed that the following be put on the agenda for the annual meeting:

1. Ratification of all actions previously taken after the HOA was turned over to the owners by the developer.
2. Changing the bylaws to set the annual meeting date to be held the 1<sup>st</sup> Saturday in March.
3. Discussion to change the bylaws from the current mandate of 2 board members to 3 or 5 so as to have an uneven number.
4. Discussion for a "disguised" cell tower on one lot. Treasurer Kat Brown volunteered one of her lots for consideration of such a proposal and will investigate the feasibility of same.

The meeting was adjourned shortly after 12:00 noon.

DATED: January 31, 2006

Minutes presented by:

OK per email  
David Smith, Secretary

Minutes approved by:

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Kelly Collins, President

Richard W. Edwards  
Richard W. Edwards, Vice President

Kat Brown  
Kat Brown, Treasurer