

Abbe Springs Ranches HOA Board of Directors

Minutes of Special Meeting April 12, 2007

The teleconference meeting of the Abbe Springs Ranches Board of Directors (BOD) was called to order at 7:01 pm MT by President Marshall Adams. Also present were Vice-President William Green and Treasurer/Secretary Kat Brown.

Treasurer's Report: On April 10 the treasurer emailed three financial reports to the board – balance sheet @ 4/11/07, income & expense report through 4/11/07 and a list of outstanding accounts receivable. The board discussed the list of outstanding receivables, representing a balance of \$3,477. The board agreed to mail statements with finance fees assessed on all O/S balances. The board accepted the reports as is.

Articles of Incorporation: The president, who previously discussed a revision of the articles of incorporation with the HOA attorney, announced he will meet with him in early May to resolve outstanding questions about the articles prior to filing with the state.

Expansion of the Board of Directors: The board expressed surprise at the sentiment presented by members at the annual meeting on March 3, 2007. At that time the board suggested increasing the number of officers to spread out the workload, and after a short discussion a motion was made and passed by the membership calling for the board to determine the cost and process of such a change to be brought up at the next annual meeting. It was agreed by the board that lost in the discussion and motion was the need to expand the BOD to reduce the workload of the current board members. The board agreed to undertake these three steps: have the president discuss the possibility of changing the language of the articles to allow for flexibility of a minimum of three officers and a maximum of five officers; have the president bring up the topic in the Abbe News section of the website; and consider sending out a mailing on the topic prior to the next annual meeting.

The board also discussed offers from three members who volunteered to help with future mailings.

C&R Committee: The board reviewed and discussed the charter and minutes submitted by the C&R Committee. All board members agreed that the proposed charter does not reflect accurately the committee's capacity strictly as an advisory board, and neglected to address the primary goal of recommending revisions to the current C&Rs. The president stressed that the Abbe Springs Ranches HOA By-Laws do not allow the committee the type of authority proposed, and instead the charter needs to reflect that the committee works at the pleasure and will of the board.

The board agreed that, in addition to seeking changes to the C&Rs as written, the revisions should address exemptions to the C&Rs under two categories of hardship: as defined by building codes and financial. The board also agreed that the president would forward to the vice president the summary notes from meeting with the HOA attorney.

C&R Issues: The board discussed the continuing complaint regarding Lot 12, and the owners' failure to complete improvements by early spring 2007 as was stated in an email dated 11/27/06. The board agreed that the president should discuss the issue with the HOA attorney at a meeting in May, and that the attorney should review the file and make a recommendation on how the HOA should proceed.

Forest/County Road 123: The board discussed ongoing efforts to obtain agreements with the US Forest Service and Socorro County that will allow the HOA to blade parts of 123 when necessary. The federal agreement was signed and is in effect, and the HOA attorney is working with county officials to finish that agreement. According to the president, the HOA attorney is having difficulty achieving the same terms with the county that have already been approved by the Forest Service.

Liens: The board is awaiting information from the HOA attorney before acting on three liens. The treasurer announced that she will be releasing the fourth lien shortly as the balance has been paid.

The president was asked to discuss with the HOA attorney how NM law required the HOA to proceed. Although it is not the intention of this board to proceed with foreclosure of the outstanding liens, it must be noted that this board as well as the previous board have been unable to collect the fees rightfully due the HOA from these three property owners.

Road Maintenance: The president noted that one person approached him to volunteer to serve on a proposed road committee. Since there were no other volunteers, the board agreed to table action creating the committee and to work with owners unofficially for input on road conditions. The president stated he will reiterate his suggestion from the annual meeting that owners help clean blocked culverts as much as possible to help prevent road problems.

The board discussed the \$5,000 fund earmarked for capital road improvements and agreed to review a list of projects and begin setting a schedule for them. The president agreed to submit the list of recommended projects for future board discussion.

The board agreed to switch insurance carriers in order to obtain a commercial policy that is more appropriate for the HOA. The treasurer said she will contact the new agency to set up the policy as well as cancel the current policy. The new policy, with Socorro Insurance Mart Inc., will cost about \$400 less than the current one.

Road Names: The president announced that applications for all but one of the road names were sent to the county on March 20 for review and approval. The vote on the final name, in Section 33, resulted in a tie so the treasurer mailed and emailed a new ballot on April 12 with a deadline of April 28. Results will be posted on the website when that vote, and the county's actions, are final.

Realtor Signs: Reviewing the issue of for sale signs posted on owners' lots brought up at the annual meeting, the board agreed that the president will discuss HOA options when meeting with the attorney in May.

Taxes: The treasurer announced that all 2006 tax filings, and an amended federal filing for 2005, were completed on time and copies were emailed to the board and the HOA's certified public accountant on April 11.

Voting: At the annual meeting in March members voiced concerns about membership actions taken at meetings, thereby preventing participation of all members on some topics. The board discussed this further and agreed that, as was unofficially approved at the membership meeting, the board will mail all important votes to members and members may move to mail votes that arise during meetings.

The meeting was adjourned at 8:50 pm MT.


DATED: December 15, 2007

Minutes presented by:




Kat Brown, Treasurer & Secretary

Minutes approved by:



Marshall Adams, President



William Green, Vice-President