

Abbe Springs Ranches HOA Board of Directors

Minutes of Special Meeting held July 19, 2006

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

This teleconference was scheduled primarily to continue the working meeting to discuss revisions to the HOA By-Laws. Prior to that issue, the Board discussed the topics below.

Road Maintenance: The President said he has spoken with the road contractor on several occasions and was told he will be at ASR within two weeks to do regular grading as well as review and repair damaged culverts. The President recently checked the roads and identified three washes as problem areas that he mapped out and discussed with the road contractor. He also verified that ASR has 11 roads comprising 13.8 miles:

Section 5 = 3.0 miles

Section 7 = 1.7 miles

Section 17 = 1.4 miles

Section 21 = 4.3 miles

Section 33 = 3.4 miles

Abbe Springs Road Naming: The President recently was informed by the county assessor's office that Abbe Springs is required to have road names to comply with county ordinances, and that normally all roads are named by the county upon creation of a subdivision. At the time of this meeting, county officials had not responded back to the President's queries as to whether those names already exist. The President was told that names are usually chosen based upon area flowers, mountains, etc. The President will pursue the matter to determine if the names already exist.

According to the President, ASR owners can appeal these assigned names through a process with the county. The BOD unanimously agreed that such appeals should be funneled through the board according to the policy that was adopted by the membership at its October 23, 2004 meeting. At that meeting, it was agreed that anyone who wanted a specific name should discuss it with neighbors sharing the same road and then submit the name to the BOD for review prior to submission to the county.

Real Estate Signs: At the annual membership meeting in March 2006, owners agreed that real estate signs will not be permitted on ASR roads. Local realtor Kelly Collins, who is also an owner at ASR, has complied with this decision but Gallaher Realty has not. According to the President, he was assured that all Gallaher signs would be removed by July 10 but as of the date of this meeting they had not been removed. He will follow up with Gallaher about this.

Outstanding A/R: The Treasurer/Secretary announced that the annual assessment fees unpaid are \$1,413. The BOD agreed that the Treasurer will forward statements to four owners with

outstanding balances giving them a 15-day notice to pay or liens will be filed against their properties.

Lot Sales: The President announced that five ASR lots were resold in the past few weeks.

Website: The President plans to set up a news section on the ASR website where recent developments will be listed to inform owners.

By-Laws Revisions: The BOD reviewed the revised By-Laws changes. Most By-Laws changes will be implemented by the BOD per the current By-Laws. Proposed changes to Article 3 will require a vote of the Members. The BOD agreed to mail the revised By-Laws to all Members to vote on the Article 3 proposed changes and hopes to send out this mailing by mid-September.

Closed Session: The BOD went into closed session to discuss a property adjacent to Abbe Springs Ranches.

The meeting was adjourned at 8:23 pm MST.

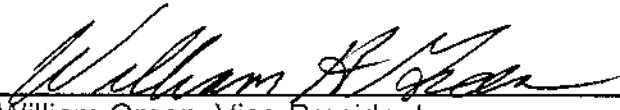
DATED: September 18, 2006

Minutes presented by:


Kat Brown, Treasurer & Secretary

Minutes approved by:


Marshall Adams, President


William Green, Vice-President