

# Abbe Springs Ranches HOA Board of Directors

## *Minutes of Special Meeting 7/14/2009*

The teleconference meeting of the Abbe Springs Ranches Board of Directors (BOD) was called to order at 7:02 pm MST by President Marshall Adams. Also present were Vice President Susan Clair, Treasurer Kat Brown, and Secretary Nancy Crowley.

### **Treasurer's Report:**

**Financial Report:** The board approved the move of \$15,000 into a CD and a new CD account was opened. The treasurer got the best rate at the bank at 2.01%. Finance charges were sent out and some past due amounts were received as a result. The report does not reflect court costs for two of the outstanding accounts because the HOA has not been billed yet. In the Actual vs. Budget, the interest was underestimated and the postage was overestimated. So far, there has been no need to do capital improvements to the roads this year.

**Outstanding 2009 Dues:** For one of the owners that is 6 years in arrears, there are some additional court costs that may need to be added to the amount due the HOA. One of the owners in arrears will be making periodic payments until the amount due is paid.

**Lien Status:** There are two liens against owners that are over 3 years in arrears. For one owner that has never paid the dues, there is also a summary judgment. For this owner, the court recommended a payment schedule but the owner has not contacted the HOA to set up payments. The HOA needs to make sure that the past due amount will be paid to the HOA when or if the property is sold. It is possible that a Transcript of Judgment will be required to ensure the HOA is paid when the property is sold. The President will be working with the lawyer to see what is needed to protect the amount due the HOA and find out if the Transcript of Judgment is needed. The board is trying to avoid foreclosure but that option may be revisited if the amount due is not paid. The second owner that has a lien agreed to the amount owed to the HOA in a signed document so there was no need to go to court.

### **To Do List:**

**Outsourcing the bookkeeping:** Pinon Springs and another land subdivision near Riley have outsourced the bookkeeping. The Treasurer started keeping track of time spent in working with the HOA financials in January. At the end of the year, the HOA will know how much time is required to do the financials. It will be difficult to find a Treasurer that can do the bookkeeping <sup>when</sup> her current term expires. It would be beneficial to transition to outsourcing before the current Treasurer term ends in 2012. ~~BA~~

**Blading 123:** The start of 123 needs to be bladed. The President will try to meet with the new superintendent to see if 123 can be bladed more often.

**Grazing Permit:** The President was told that the permit would be given for grazing at Abbe Springs,

**Phone Service:** Verizon has no plans to build a tower in that area. T-Mobile referred the Vice President to a web site where there is an application for putting a tower on land. The Vice President will look at the application and see what is required. The current C&Rs would prohibit putting a cell tower on the any of the lots. It may be possible to have a cell tower placed on the Alamo reservation.

Plains of San Agustin Wells: There was a meeting in June of the San Agustin Water Coalition. The attorney said it would take the legal process at least 5 years to play out.

Voting: Kat wrote a draft policy that will be reviewed by the BOD and resolved at the next meeting.

Web Site Update: The Treasurer will resend the documents to the Secretary and she will post them on the web site.

**Old Business:**

Non-conformance with C&Rs with Lot 50: The owners of lot 50 have been formally cited for non-compliance of the C&Rs. The C&Rs state that the board is responsible for enforcing the C&Rs but there is no defined course of action. The board recommends that one more letter be sent to the owners that state that they are in non-compliance of the C&Rs and they are being cited for non-compliance. This citation of non-compliance will stand through any sale of the property.

C&R Ballot update: To date, we have received 16 "yes" votes and 9 "no" votes against the C&R update.

Inquiry for bring power to lot 73: The buyer is still interested in lot 73 but is looking elsewhere in New Mexico for property.

**New Business:**

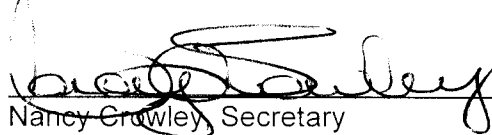
HOA member suggestions: The HOA has reviewed suggestions made by an HOA member. Unfortunately, most of the suggestions require changes to the current documents which would require a ballot to the members. Since it has not been possible to get enough votes to make changes to the C&Rs, the board does not feel that many of the changes are possible.

Abbe roads blading and maintenance: The President will be scheduling a blading with Summers. We will coordinate with when he plans to blade Pinon Springs. The roads in Abbe Springs are holding up very well.

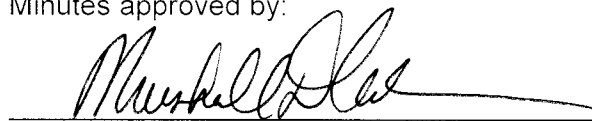
The meeting was adjourned at 9:11 pm MST.

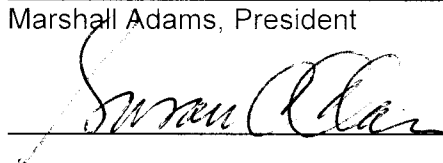
DATED: July 14, 2009

Minutes presented by:

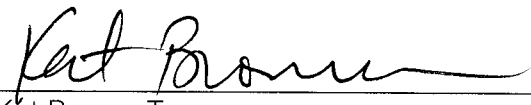
  
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Nancy Crowley, Secretary

Minutes approved by:

  
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Marshall Adams, President

  
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Susan Clair, Vice President

A handwritten signature in black ink that reads "Kat Brown". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

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Kat Brown, Treasurer