

Abbe Springs Ranches HOA Board of Directors

Quarterly Meeting Board Minutes, 5/4/2011

A meeting of the Abbe Springs Ranches Board of Directors (BOD) was called to order at 7:05 pm MST by President Marshall Adams. Also present were Vice President Nancy Crowley, Treasurer Kat Brown, and Secretary Michelle Vallentine.

Payment Plans

Two owners have missed their payments. One owner has responded through email that she is mailing her payment. A late fee will be imposed on the other owner with a date of 4/30/2011.

A lien was never removed from a third property. The owner had brought the account current but is now in arrears again, so the lien will stay.

Financial Reports

The Treasurer will send out the financial reports once the bank statements are updated. Currently we have \$9300 outstanding from HOA annual fees. \$4700 is from two property owners.

BOD To Do List:

Bookkeeping Outsourcing

Treasurer will continue researching outsourcing part of the accounting and will be asking for quotes on three different options of tasks to be performed:

- All bookkeeping, but no taxes

- All bookkeeping and taxes

- All bookkeeping and taxes and liens/collections

The treasurer will send copies of the proposed outsourcing tasks to BOD members and they will use this material to pursue any accounting contacts they may have.

Cell Phone Service

No update on pursuing cell phone services to Abbe Springs.

FR123 Road Maintenance

The BOD will submit FR123 improvement recommendations to the County offices this fall. To date no HOA members have responded, as requested at the annual meeting with any recommendations for FR 123 improvements.

Action Items:

Send out an email blast to HOA members requesting feedback by end of summer.

Hard Line Phone Service

Secretary spoke with WVN Communications. They have no record on file of previous applications for phone service and the new Engineer is supposed to get back in touch with the secretary regarding the feasibility of extending phone service to Abbe Springs.

Note: Abbe Springs has 60' easements (requested by WVN) for roads and utilities. A website was identified for checking the existence of phone service, but requires a physical address. Two addresses were noted:

- 47 Camino de Chrystal
- 6 Williams Lane

Action Items:

Secretary to request the application for phone service form electronically from WVN. Communications and HOA members fill out these applications as appropriate.

Plains of Augustine Wells

No movement on this petition, and due to not specifying the use for the water when requesting the water rights, is currently not in the legal system.

Old Business

Spring Blading

Our contractor provided a quote for a spring blading of 5.5 miles of Abbe Roads to test its effectiveness for containing heavy vegetation growth on our roads during the summer months. The quote was for \$230/mile

but due to the gas price increases the quote is only good for two weeks. The contractor is concerned that the spring blading will not be effective due to the lack of rain and the anticipated late growing season this year. He does not want to blade the roads until the weeds are about 2 inches above the surface.
Action Item: President will do a visual inspection in a couple of weeks to see if the weeds are growing and make a determination on the need for this test blading at this time.

7:30 – 7:48 PM MST BOD in Executive Session

Old Business Additional Items

A property owner raised a concern at the annual meeting over the contractor blading. The president spoke to the contractor and he does perform a 2 way blading on all Abbe roads during the fall blading.

Lot 89 Foreclosure—this property has outstanding fees but the bank has specified due to the foreclosure the liability for the fees due the HOA will commence from the foreclosure date. As of 5/4/2011 they have not provided the BOD with this date.

In the case of property transfers, it is believed NM law allows an HOA to charge a transfer fee to the seller to cover the cost of preparing and filing all required paperwork. The Treasurer suggested that if we do charge that fee, at the bottom of the form there should be a signature spot verifying that the new owner has received, read and signed all of the HOA governing documents. Additional recommendation was that we require all real estate agents involved in property sales at Abbe to agree to provide copies of all signed governing documents to the BOD. The Treasurer stated that the BOD probably can adopt the transfer of paperwork fees without any legal intervention. The BOD agreed that the Treasurer discuss the matter with the HOA attorney.

New Business

Due to the increase in inquiries, the BOD needs a policy and procedure statement regarding payment plans to assure the fair and equitable and consistent handling of each request.

Action Item: The President will draft a policy for BOD review.

It was brought to the attention of the BOD that an individual was attempting to purchase an Abbe Springs property with the intent of building a mobile home park. This would be a direct and serious violation of our HOA governing documents. The BOD discussed developing a packet containing copies of the governing documents and certified mailing to all realtors who advertise a property at Abbe Springs. The Treasurer will discuss this with legal counsel.


The meeting was adjourned at 8:11 PM MST.

DATED: May 19, 2011

Minutes presented by:

Michelle Vallentine, Secretary

Minutes approved by:



Marshall Adams, President

Approved via e-mail by:

Nancy Crowley, Vice President, and Kat Brown, Treasurer