

Abbe Springs Ranches HOA Board of Directors

Quarterly Meeting Board Minutes, 11/18/2011

A meeting of the Abbe Springs Ranches Board of Directors (BOD) was called to order at 7:07 pm MDT by President Marshall Adams. Also present were Vice President Nancy Crowley, Treasurer Kat Brown, and Secretary Michelle Vallentine.

Secretary Report

No updates

Treasurer Report

Income Statement and Balance Sheet

The board reviewed the income statement and balance sheet through October 31, 2011. The treasurer noted that a \$10,000 CD was purchased and now all four CD accounts have varying maturation dates. The treasurer also announced that a property owner has incurred a \$25 fee because he did not submit the Purchaser's Acknowledgment form required of new owners.

Actual vs. Budget Summary

The board reviewed the budget comparison report through October 31, 2011

Receivables

The board reviewed the list of outstanding dues as of November 18, 2011. The treasurer will write off outstanding dues that were relieved in a bankruptcy case for one owner. The president will follow up with the HOA lawyer regarding the legal status of owners who are in arrears.

The Board approved all financial reports as presented.

2011 BOD Action List

Bookkeeping Outsourcing

- BOD President has contacted several accounting firms regarding outsourcing with no success. He will attempt to make an appointment with Rick Penner during his December visit to NM.

Action: Treasurer will call Rick Penner's office in advance

Cell Phone Service

- Abbe cell service remains weak and spotty despite the installation of the cell tower in Alamo.
- The Vice President will contact Verizon and discuss the same.

FR123 Road Improvements

- President submitted all paperwork requested by the County Manager regarding FR123 improvements. Unfortunately, the response from the County was that the 2012 Federal funding had not been approved by Congress.

Action: President will follow up with the County Manager to see if the county could do a project or two from the tax revenues received from Abbe property taxes.

Hard Line Phone Service

- No hard line phone service still available from WNM communications.
- Secretary will draft email within the next two weeks to be sent to HOA members currently living in Abbe springs requesting they fill out WNM communications applications for telephone service

Plains of Augustin Wells
Still no updates

Old Business

HOA document Requirements

- HOA procedures currently available on the website will be reposted as 'HOA Rules and Regulations' per direction from the HOA attorney.
- Action: Vice President will make change.

BOD went into executive session 7:28 PM MST

BOD came out of executive session 7:49 PM MST

New Business

- Preparation for March 3, 2012 Annual Members HOA meeting
 - Reviewed document prepared for 2012 meeting
- Vice President contacted High Country Lodge.
 - New price is \$150 to use the lodge and includes refreshments.
 - Maximum price in previous years was \$85.
 - Decision to go ahead and post this as the meeting place, and if needed modify later.
- Board agreed to post date, time and location on the website.
- Action: President will get an agenda out by Monday 11/21/2011 for comments
- Action: Close nominations for Director BOD position 1/3/2012.
 - This date will be in the email that the secretary is drafting to send out by 12/1.
- Action: Any nominations the Vice President receives via the HOA email will be forwarded to the Secretary.
- Action: Secretary to modify the 2011 call for nominations document.
 - 2012 will have one (1) BOD three year position and one (1) BOD vacancy to fill for the remaining two years of that position.
 - The address should be changed to reflect the new secretary's address.
 - The fax and email should stay the same since it goes to the HOA email.
- Action: The Secretary will create a ballot of the names and bios received by 1/3/2012.
- Action: Secretary will create a mailing for the members.-
 - A cover letter of meeting announcement, ballot and agenda.
 - Notice that meeting documentation will be posted on the web.
- Action: Vice President will bring projector
- Action: Secretary will send Vice President the mailing
 - For posting on website.
 - For emailing to all members with an email address on file.
 - Secretary will send a snail mail to members who do not reply to the email along and to those members who do not have an email on file with the HOA

The meeting was adjourned at 8:21 PM MDT.

DATED: December 8, 2011

Minutes presented by:

Michelle Vallentine

Digitally signed by Michelle Vallentine
DN: cn=Michelle Vallentine, o=PL, email=Michelle.vallentine@shawwp.com,
c=US
Date: 2011.12.21 10:03:21 -0700

Michelle Vallentine, Secretary

Minutes approved by:


Marshall Adams, President

Approved via e-mail by:

Nancy Crowley, Vice President, and Kat Brown, Treasurer