

Abbe Springs Ranches HOA

Board of Directors

Quarterly Meeting Minutes 12/1/2012

A meeting of the Abbe Springs Ranches Board of Directors (BOD) was called to order at 9:06 am MST by President Marshall Adams. Also present were Treasurer Kat Brown, Vice-President Nancy Crowley, Director Michelle Vallentine and Secretary Vikki Kyffin.

Secretary Report

No updates.

Treasurer Report

Income Statement and Balance Sheet

The board reviewed the income statement and balance sheet through 10/31/12. The treasurer reported a CD matures in January 2013, and the board voted to renew it.

Actual vs. Budget Summary

The board reviewed the budget comparison report through 10/31/12.

Receivables

The board reviewed the list of outstanding dues totaling \$9,912 as of 11/30/12. The treasurer noted that some accounts had small positive or negative balances that will be adjusted on the annual dues statements. The board will follow up with the HOA lawyer regarding the legal status of owners in arrears.

CPA Review

The treasurer also noted that the 2012 HOA financials are due for the three-year CPA review. The vice-president will oversee this process.

The board approved all financial reports as presented.

2012 Action/To Do List

Bookkeeping Outsourcing

This issue has been tabled until such services may be needed.

Cell Phone Service

This issue is now closed.

FR 123

FR 123 improvement issue is now closed.

Hard Line Phone Service

There was no response to WNM from the membership. The issue is now closed.

Plains of San Agustin water lawsuit

The Augustin Plains Ranch LLC has called a town meeting for 12/11. Secretary will try to attend.

Abbe Road Snow Plowing

Abbe Road Snow Plowing

More options will be explored at the membership meeting.

Old Business

C&R Issues

Board entered executive session at 9:46 am to discuss the C& R document issue and left executive session at 10:01am.

Board unanimously approved \$1,000 in attorney fees to secure an affidavit from the developer. The president will follow up with the HOA attorney.

Web Site

The vice-president will update the site and poll the membership as to their needs on site.

Road Maintenance

The President stated the fall blading was finished. The one concern still remains the wet weather crossing on the backside of section 17.

HOA Record Retention

The Vice-President will look into off site storage of the HOA records.

New Business

2013 Annual Meeting

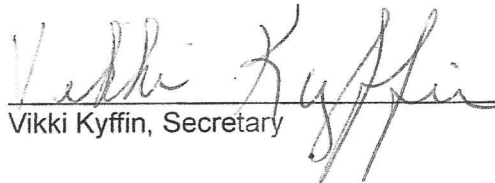
The board will prepare for the annual membership meeting March 2.

The board unanimously agreed to allocate up to \$100 for the rent of a meeting room.

The meeting was adjourned at 10:48 am MST.

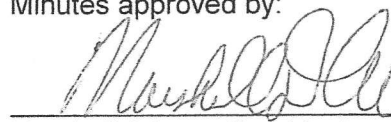
DATED: December 4, 2012

Minutes presented by:



Vikki Kyffin, Secretary

Minutes approved by:



Marshall Adams, President

Approved via e-mail by:
Nancy Crowley, Vice-President
Michelle Vallentine, Director
Kat Brown, Treasurer