

# Abbe Springs Ranches HOA

## Board of Directors

### *Quarterly Meeting Minutes 06/12/2013*

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

#### **Secretary Report**

Secretary stated that all minutes of previous meetings were completed and posted.

#### **Treasurer Report**

##### Income Statement and Balance Sheet

The board reviewed the income statement and balance sheet through 05/31/13. The treasurer reported the HOA had total assets of \$98,156, including \$14,039 in accounts receivable. Liabilities totaled \$2,127.

##### Budget Performance and Outstanding Receivables Report

Expenses were running almost 17,000 under budget, but it was noted that no road blading or repairs have been performed yet this year. The accounts receivable balance of \$14,039 includes \$9,313 outstanding from 2 accounts. The treasurer stated that 3 property owners have liens; she requested and received board approval to file 2 more liens after a 30-day certified mail notice.

The board approved all financial reports as presented.

#### **Old Business**

##### C&R Issues

Board received from legal counsel Dan Dattola's affidavit stating what was routine practice for lot sales. The board is seeking affidavits from original owners regarding their lot purchases. The treasurer will send out a list of original owners to board members so owners can be contacted about submitting affidavits. The president will meet with legal counsel on resubmitting the C&R's to the county.

##### Road Signs

The secretary will continue to work on the matter of road signs. At this time the idea of wooden, routed signs is favored.

##### Snow Plowing

The board continues to work on finding a solution for snow removal.

#### **New Business**

##### Road Maintenance and Blading


The president said the roads were 2 different stories. Abbe roads remain in good shape and probably will not need a fall blading, just maintenance after the monsoons. FR 123 is problematic with deep sand in spots, and probably not passable with most 2-wheel drive vehicles. The secretary spoke with the county manager about the road conditions and the

county manager said it would be at least 2 weeks before they would have a driver free, due to emergency water hauling to Magdalena.


The meeting was adjourned at 7:50 MDT.

DATED: June 15, 2013

Minutes presented by:

  
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Vikki Kyffin, Secretary

Minutes approved by:

  
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Marshall Adams, President

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