

Abbe Springs Ranches HOA Board of Directors

Quarterly Meeting Minutes May 19, 2014

The teleconference meeting of the Abbe Springs Ranches Board of Directors (BOD) was called to order at 7:03 pm MST by President Marshall Adams. Also present were Vice President Michelle Vallentine, Treasurer Kat Brown, and Secretary Nancy Crowley.

Treasurer's Report:

The board reviewed the Balance Sheet as of 4/30/2014. The "Doubtful Accounts – Dues" account is 50% of the total annual dues owed by the two largest scofflaws. The "Doubtful Accounts – Other" account represents 6% of the legal and lien costs of billing people that are past due. The Income and Expense and Budget Performance Reports were reviewed. The doubtful account balance was taken from one of the past due accounts to simplify the accounting. The board reviewed the past due accounts and discussed actions that will be taken on some of the accounts. A motion to accept the treasurer's report as presented was unanimously approved.

Old Business:

Board Meeting Policy. The board meeting policy approved at the March directors' meeting will be posted on the web site.

Copies of Abbe Maps. Extra copies of the Abbe Springs road maps will be made for emergency service personnel to assist in locating lots.

Virtual Meeting. The board discussed allowing people to attend the meeting virtually. When the board made a phone-in service available a few years ago, no one used the service. The secretary will research free virtual meeting services and will write up a document about what can be done. The information will be reviewed at the next board meeting.

PayPal for Dues Payment. The secretary sent information about the cost of using PayPal for paying dues. The additional cost would have to be passed onto the members and it would take additional tracking for the treasurer. The person that wanted the board to look into the use of PayPal was contacted and the person did not want to pay the additional amount charged by PayPal. The board decided not to offer PayPal as a method for making dues payments and to discuss this decision at the next member's meeting.

New Business:

Modular Homes vs Mobile Homes. The board had an inquiry about placing a modular home on a lot. Mobile homes are not permitted. Modular homes are permitted with board approval in accordance with paragraph 3.8 of the C&Rs. The board will review requests to place modular homes on lots based on the criteria in section 3.8.

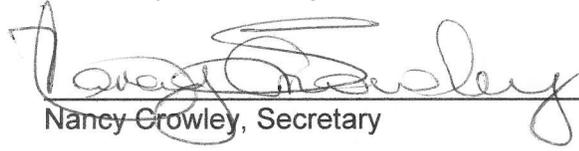
The board went into executive session at 8:02 PM.

The board left executive session at 8:32 PM.

The meeting was adjourned at 8:33 pm MST.

DATED: May 19, 2014

Minutes presented by:


Nancy Crowley, Secretary

Minutes approved by:


Marshall Adams, President

Approved by Vice President Michelle Vallentine and Treasurer Kat Brown via e-mail