

Abbe Springs Ranches HOA Board of Directors

Quarterly Meeting Minutes Dec 5, 2014

The teleconference meeting of the Abbe Springs Ranches Board of Directors (BOD) was called to order at 7:09 pm MST by President Marshall Adams. Also present were Secretary Nancy Crowley, and Treasurer Kat Brown. Vice President Michelle Vallentine was absent.

Secretary's Report:

The meeting minutes from the Oct 23, 2014 Board of Directors Meeting previously were reviewed and approved and posted on the HOA website.

Treasurer's Report:

The board reviewed the Balance Sheet, Income and Expense Report, Budget Performance and Accounts Receivable as of 11/30/2014. The Treasurer contacted those with past due accounts and some responded and paid the past due amounts. Some were contacted via e-mail and others via certified mail. For some past due accounts, the board does not have a current address. A motion was made to accept the financial report as accepted. The motion was seconded and unanimously approved.

Old Business:

Safe Deposit Box. The Treasurer will physically look at the safe deposit box to make sure it is large enough to hold all the documents.

Abbe Maps. The Treasurer will be making copies of the plat maps and the overall Abbe map.

Virtual Meetings. The Board tested the video portion of AnyMeeting. The Board is still looking at what is possible and what resources are available to manage phone and/or web conferencing. The Board will question the membership to see if there is sufficient interest to offer phone conferencing into the annual meeting.

County File Plats. The President will schedule a meeting with the attorney to get a status.

Website Update. The web site has been updated with the documents that were requested to be posted. The Board deferred the discussion about the posting of the C&Rs on the public site to the March meeting.

NM HOA Law. A CPA review of the language for the requirements of the annual audit has not been completed. The Treasurer is looking into having an HOA attorney to review our compliance with the NM HOA Law.

New Business:

2015 Annual Meeting. Next week, an email will be sent out with the meeting announcement, a call for nominations for directors and a query regarding the interest level for phone conferencing into the meeting. There are two Board positions that are eligible for election. The President will try and reserve

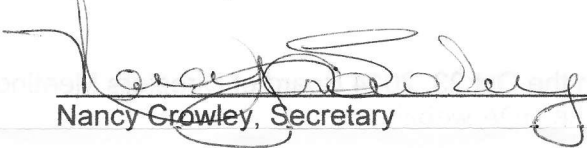
the High Country Lodge in Magdalena for the meeting. The Board reviewed the process and due dates for all the tasks needed to be completed before the meeting.

AR Collection Procedures. The President recommended that the Board document the thresholds the Board will use for different levels of collection of past due HOA dues. The President will draft a policy document for the review by the Board.

The meeting was adjourned at 8:20 pm MST.

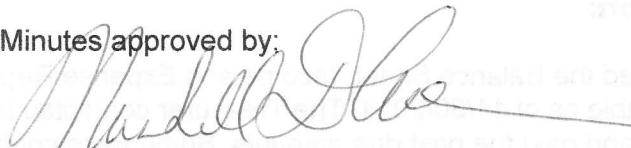
DATED: Dec 5 2014

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