

Abbe Springs Ranches HOA Board of Directors

Quarterly Meeting Minutes, Dec 9, 2015

The teleconference meeting of the Abbe Springs Ranches Board of Directors (BOD) was called to order at 7:00 pm MST by President Marshall Adams. Also present were Director Michelle Vallentine, Treasurer Kat Brown, and Vice President/Acting Secretary Nancy Crowley.

Secretary's Report:

Approval of 3 Jun 2015 Minutes. A motion to accept the 3 Jun 2015 Quarterly Meeting Minutes as posted on the web site was approved unanimously.

Approval of 27 Sep 2015 Minutes. A motion to accept the 27 Sep 2015 Quarterly Meeting Minutes as posted on the web site was approved unanimously.

Board Policy #11. The secretary will post Board Policy #11 to the web site.

Treasurer's Report:

The board reviewed the Balance Sheet as of 30 Nov 2015. One CD is maturing in January. The treasurer proposed to renew for another 3 years. The board agreed. Some payments have been received. A partial payment was received for one past due account. The BOD will propose a payment schedule for the remaining amount due and if the schedule is met, further finance charges will not be assessed although a lien may need to be placed on the property in accordance with BOD policy.

The Income and Expense Report and Income Expense Budget Report as of 30 Nov 2015 were reviewed.

A 2016 Budget needs to be developed. The president proposed that we set a goal of building a budget that includes the bookkeeping fees without increasing the dues. The treasurer will build the budget for 2016 with that goal in mind. The treasurer will record the accounting fees in a separate account so they will appear on all reports.

The Accounts Receivable was reviewed. The president has been discussing a number of the past due accounts with the BOD attorney. There will be a letter sent to one of the past due accounts from the attorney with notice that if the balance due is not paid within 30 days, the BOD will initiate foreclosure procedures. A decision on a second property was postponed until more information can be gathered.

A motion was made to accept the treasurer's report as presented and unanimously accepted.

Old Business:

Abbe Maps. Detailed street maps of Abbe Springs have been distributed to the Magdalena Marshal, County Sheriff, County Manager, Socorro Presbyterian Hospital EMS, and the Magdalena Fire Chief.

Abbe Roads. The roads were graded in November. The president did a road survey and the roads look very good. There are three sections of roads--on Williams and Estrellas in Section 7 and on South Spirit Way between Section 21 and Section 27--where areas of the roads are rock/ledge due to the

years of rain/snow, grading and use removing the gravel and/or dirt surface. These areas will need additional road work in the spring.

BOD Term Limits. The secretary proposed term limits based on the supposition that other people would volunteer to be on the board. The secretary said she would respond to the BOD with the names of members who will step up and run for the board but the secretary did not get back with the board. The matter is closed.

Software/Scanner for the Secretary. The secretary was having issues with the software she was using for HOA business. The BOD offered to purchase software and a scanner but the secretary resigned so this issue is now closed.

Bookkeeping Service. The treasurer has not been able to find other candidates for the bookkeeping service. The treasurer currently has three proposals. The search is continuing for the most cost effective solution. The goal is to start with the new service January 2016. The BOD will communicate via email on this issue.

NM HOA Law. The BOD decided to close this issue and not pursue getting any further legal opinions from another attorney.

Proof of Delivery for Non-Routine HOA Correspondence. The HOA has purchased a service that allows the tracking of emails. This issue is now closed.

New Business:

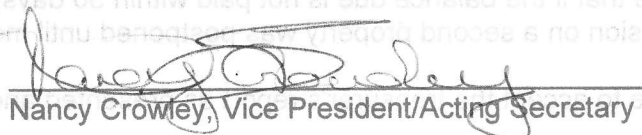
2016 Annual Meeting Discussion/Prep. The BOD has 3 positions open. Two are for 3 years and one is to complete a term and is for 2 years. The acting secretary will update the web site with the 2016 meeting date and will email the request for nominations for the BOD. The acting secretary will use the service to track emails to send information for the annual meeting. Regular mailing will be sent to those without email and those who do not open the email. The treasurer will send out the invoices using regular mail and not email.

Legal Counsel. The president is conducting a performance assessment of the BOD attorney and has been looking into a better fit with a different law office that would work within the constraints of the HOA operating budget.

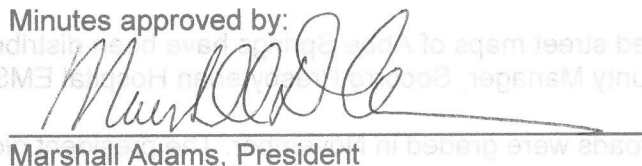
The meeting was adjourned at 9:03 pm MST.

DATED: Dec 9, 2015

Minutes presented by:


Nancy Crowley, Vice President/Acting Secretary

Minutes approved by:


Marshall Adams, President

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