

Abbe Springs Ranches HOA Board of Directors

Quarterly Meeting Minutes, June 4, 2017

The teleconference meeting for the Abbe Springs Ranches HOA Board of Directors (BOD) was called to order at 5:00 PM MST by President Marshall Adams. Also present were Vice President Michelle Vallentine, Treasurer Kat Brown, Secretary Bruce Holsapple and Board Member Paul Kotula.

Secretary's Report:

Approval of March 4, 2017 Board Minutes. A motion to accept the March 4, 2017 Quarterly Meeting Minutes as posted on the web site was approved unanimously.

Treasurer's Report

A motion to accept the Balance Sheet as presented was approved unanimously. On the Income and Expense Budget Performance, two expenses, Legal and Financial Fees, have exceeded amounts budgeted. The President requested (1) clarification on Financial Consultation and (2) a breakout of monthly invoices for Legal Consultation, to specify charges for a situation in which communication with an unhappy member had to be turned over to the attorney.

The BOD reviewed the Accounts Receivable. The Treasurer reported three Liens have now been prepared and will be forwarded to the HOA lawyer when necessary documents have been received. In addition, Lien Notices for nonpayment were sent by certified mail to five owners. There has been one sale recently in which the owner did not notify the HOA, did not request a Seller's Certificate and did not pay the \$100.00 transfer fee.

VP Website Review

The Vice President reported that all links were functional and the documents are in good order on the Abbe Springs Ranches HOA website. She will review the dates posted.

Old Business

Signage. Plywood road signs at the entrance to our four main roads are sixteen years old and one is badly damaged. (It has been repaired several times.) Board Member Kotula volunteered to check costs for replacing that one sign and perhaps all four. The proposed replacements might be modeled on the Pinion Spring signs, which have larger letters than Abbe Spring signage and state more clearly that these are private roads and that there is no woodcutting and no trespassing allowed. He will report back at our next meeting.

Water Grab. The Vice President volunteered to monitor and report developments concerning the potential contest over water rights on the San Augustin Plains.

New Business

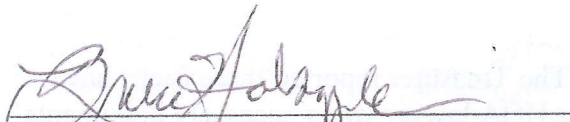
Security. There have been several break-ins recently to properties of the Abbe Springs HOA. The most recent information on those break-ins is that an outstanding warrant was issued for two suspects but that the persons had left the area. There have been no further break-ins since March. At the request of one member, the President consulted the lawyer of the HOA on the BOD's responsibility to provide security for members. The lawyer reviewed the by-laws governing the BOD and concluded that the by-laws do not require that officers provide security. The lawyer reported, "However, if the Board calls a special meeting, the members can decide that they want some type of security provided, in which case the cost would be included in a special assessment or vote to increase the assessments." The President recommended that we accept the position that it is not the responsibility of the BOD to provide security. The BOD unanimously agreed.

Adjournment


The meeting was adjourned at 6:01.

DATED June 14, 2017

Minutes Presented By:


Bruce Holsapple, Secretary

Minutes Approved By:


Marshall Adams, President

Approved via email by Vice President Michelle Vallentine, Treasurer Kat Brown and Board Member Paul Kotula.