

Abbe Springs Ranches HOA Board of Directors

Quarterly Meeting Minutes, March 2, 2019

The first quarterly meeting of the Abbe Springs Ranches HOA Board of Directors (BOD) was called to order by Vice President Paul Kotula, directly after the Annual Membership Meeting, at the High Country Lodge in Magdalena, NM, at 12:32 PM MST. Also present were Secretary Bruce Holsapple and newly elected Board Members, Marjorie Hlava, Michael LeBlanc and Robert Mack.

Election of Officers

President, Paul Kotula
Vice President, Majorie Hlava
Treasurer, Michael LeBlanc
Secretary, Bruce Holsapple
Director, Roads, Robert Mack

Secretary's Report

A motion to accept the January 13, 2019 Special Meeting Minutes as posted on the web site was approved unanimously.

Fiduciary Responsibilities and Due Diligence

Board members were provided documents on Fiduciary Responsibilities and Due Diligence. The President reviewed those documents briefly. Members were asked to certify (within ninety days) that they had read the community documents (in compliance with 2019 revisions to the NM Homeowners' Association Act). All members were familiar with those documents and certified that they were familiar by signature.

Treasurer's Report

Because there had been detailed discussions of the HOA financial accounts during the Membership Meeting, there was no Treasurer's Report, but there were several discussions about pending actions (see "Old Business" below). The Board also discussed composing a short "reminder" letter to members whose assessment fee may soon fall overdue. Bruce will compile the suggestions made for the letter and circulate a draft to Board Members for approval. Bruce and Mike will mail that reminder by mid-March.

Old Business

Lot 117. The Board discussed a plan (as suggested by past President Marshall Adams) to auction Lot 117 by sealed bid when the owner's Right of Redemption expires (on April 19, 2019). A motion was made and seconded that the HOA membership be sent a certified letter stipulating minimum bids, how those bids are to be registered, how they

will be judged, and other relevant guidelines. The motion was approved unanimously. Bruce will send those guidelines to the Board for further discussion. When agreed upon, they will then be presented to the HOA lawyers for suggestions. The Board also discussed the pending foreclosure of a second lot in April, but no action was taken.

Bank Accounts

Currently Paul is the only Board Member able to write HOA checks and Bruce is the only Board Member with access to the HOA safety deposit box at Wells Fargo, though both Bruce and Paul have been approved by the Board to be both Nusenda and Wells Fargo signatories. They simply need to fill out the required paperwork at the respective banks. A motion was made and seconded that Mike be added as a signatory to both Nusenda and Wells Fargo accounts. It was approved unanimously. Bruce, Paul and Mike will arrange to meet at Nusenda Credit Union and the Wells Fargo Bank in Socorro so that the Board has three signatories for the check account (at Nusenda) and three people eligible to access the safety deposit box at Wells Fargo.

Google Drive and Web Site

The BOD maintains an archive of Abbe Springs HOA documents on a Google Drive account but it has not been fully maintained. The HOA also has a web site which requires updates and maintenance. Mike and Marjorie expressed interest in working on security, upkeep and design issues. Bruce will contact the current webmaster about her continued involvement. Board Members will be given access to the web site and to Google Drive.

New Business

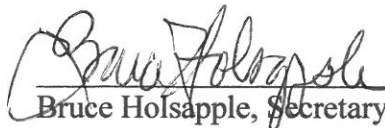
It was agreed (by consensus) that the second quarterly meeting be held in person in Magdalena in June and that the agenda include the web site, the Google account and the Bylaws. Marjorie will study the Bylaws and report on the feasibility of revising them.

Adjournment

The meeting was adjourned at 2:05 PM (MST).

DATED March 6, 2019

Minutes Presented By:


Bruce Holsapple, Secretary

Minutes Approved By:

A handwritten signature in dark ink, appearing to read 'PKC', is positioned above a horizontal line.

Paul Kotula, President

Approved via email by Vice President Marjorie Hlava, Treasurer Michael LeBlanc and Robert Mack, Director.