

# Abbe Springs Ranches HOA Board of Directors

## Quarterly Meeting Minutes, June 1, 2019

The second quarterly meeting of the Abbe Springs Ranches HOA Board of Directors (BOD) was called to order by President Paul Kotula, at the Kotula house on FR 123 in Magdalena, NM, at 1:07 PM MST. Also present were Vice President Marjorie Hlava, Secretary Bruce Holsapple, and Directors Robert Mack and Leroy Bieber.

### Secretary's Report

A motion to accept the March 2, 2019 Quarterly Meeting Minutes as posted on the web site was approved unanimously.

### Treasurer's Report

There is currently no Treasurer due to Mike's resignation (see below). Acting as Treasurer for the purposes of this meeting, Paul reviewed the current Balance Sheet and Accounts Receivable. The Balance Sheet reveals adequate funds in the checking account; two CDs will mature in the fall (November and December). There were no anomalies in Accounts Receivable. We are currently operating within budget. The Balance Sheet and A/R were approved by the Board unanimously. There have been no road maintenance expenses to date. The cost for mailing certified letters for the Silent Auction on Lot 117 was \$437. The Board also sent a short "reminder" letter to members whose assessment fee had fallen overdue. (There was in general a positive response which saved HOA members thousands of dollars in lawyers' fees.) Paul noted, in addition, that because of changes in state regulations, the HOA is no longer required to conduct annual audits. (They are now required every three years.) HOA lawyers have notified four property owners of the intent to file a claim of lien on their properties. The lawyers have also sent a notice of sale on foreclosure on Lot 33. Marjorie made the motion that the annual assessment fee and taxes for 2019 for Lot 117 be paid for by the HOA. The motion was approved unanimously.

### Old Business

#### Abbe Roads

Bob has been patrolling roads and checking culverts and reports them to be in good condition. Leroy has volunteered to help Bob out.

#### Google Drive and Web Site

After a short discussion of security issues, the BOD determined that no changes are now needed to maintain our web site and Google Drive accounts, but neither one has been fully maintained and both will require attention in the future.

### Bank Accounts

Paul and Bruce met in Socorro and now both have access to the HOA safety deposit box at Wells Fargo and both are signatories with the Nusenda account. Mike was removed as a signatory for the Nusenda account.

### **New Business**

Silent Auction of Lot 117. The full membership was sent a letter, with a ballot and a return envelope, by certified mail for the sealed bid, silent auction of Lot 117. The letter stipulated a minimum bid, how the bid was to be registered, how bids would be judged, and other relevant guidelines. Bruce sent those out on May 4 with a May 30 deadline (108 letters). The results were tabulated by three Board members and a winner was determined. Paul will contact that winner and the HOA lawyers concerning the sale and transfer of the deed.

### Resignation and New Board Member

The Board accepted Mike Le Blanc's resignation from the Board (on March 15, 2019), and invited Leroy Bieber to serve in the vacant position (a motion made and approved by e-mail on April 26, 2019). Leroy accepted the position and will serve for the three-year term.

### Treasurer Position

Leroy has also accepted the role of Treasurer. Paul will provide Leroy electronic access to the Nusenda accounts.

### Foreclosure

There was a short discussion about the Board's involvement in the pending foreclosure. Paul and Leroy will keep the Board informed about upcoming events as regards that action.

### New Signs

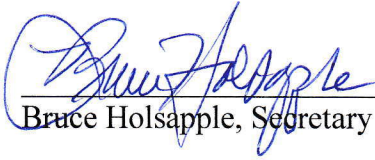
One member has requested a no trespassing sign be posted at the end of Bear Mountain Road where it terminates in an arroyo, because the public is using that arroyo to gain access to public forest land. There was a spirited discussion on the topic, but no decision was made at this time because we lack an adequate assessment of who uses that area and when they use it.

### **Adjournment**


The meeting was adjourned at 3:10 PM (MST).

DATED June 4, 2019

Minutes Presented By:

  
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Bruce Holsapple, Secretary

Minutes Approved By:

  
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Paul Kotula, President

Approved via email by Vice President Marjorie Hlava, Treasurer Leroy Bieber and Robert Mack, Director.