

Abbe Springs Ranches HOA Board of Directors

Quarterly Meeting Minutes, January 5, 2020

The fourth quarterly meeting by teleconference of the Abbe Springs Ranches HOA Board of Directors (BOD) was called to order by President Paul Kotula, at 5:07 PM (MST). Present also were Vice President Marjorie Hlava, Secretary Bruce Holsapple, Treasurer Leroy Bieber, and Member Bob Mack.

A motion was made and seconded to reinstate Bob Mack's membership on the Board. The motion passed unanimously.

Secretary's Report

A motion to accept the September 22, 2019 Quarterly Meeting Minutes as posted on the web site was approved unanimously. The Secretary reported there were two nominees to date for upcoming Board elections. Nominations close on January 7, 2020. There are two Board vacancies to fill in 2020.

Treasurer's Report

Treasurer Leroy Bieber reviewed the current Balance Sheet and Accounts Receivable. The Balance Sheet reveals adequate funds in the checking account, and we are currently under budget on almost all items. The Balance Sheet and A/R were approved by the Board unanimously. The Year End Financials were discussed. (They have not been finalized.) The president will ask the accountant to make sure that the Paypal account now transfers directly into the Nusenda checking account. The due dates on HOA CDs also must be corrected, as two have recently matured and been reinvested.

There was a motion to close the HOA lawyers' legal file against one account because that lawsuit had been successfully settled. The motion passed unanimously. There was a motion to close two other accounts that were in arrears for very small amounts (a combined total of \$31.52), as well as to terminate the lien against one property holder because the amount in arrears was now negligible. In discussion, it was decided that we should do so only after the President had discussed and clarified the issues involved with the accountant and with HOA lawyers. The motion was revised. If the President, after talking with HOA lawyers and the HOA accountant, determines that there are no complicating issues involved that would harm the HOA, the lien will be terminated and those two small debts (for a total of \$31.52) will be written off the Balance Summary (i.e. forgiven). The motion passed unanimously.

Proposed Budget

The Treasurer proposed a budget for the 2020 fiscal year based upon prior HOA budgets, and he provided three variations in income by hypothetical changes in the Annual Assessment Fee. After discussion, it was determined to add money to Road Maintenance (Item 8200) for culvert cleaning because of problems encountered in September (see below). A motion was then made to propose this 2020 Budget as projected by the Treasurer to the Membership at the Annual Meeting, with the Annual Assessment fee set at \$175.00 and with additional money for Item 8020. The motion passed unanimously.

Old Business

Abbe Roads

Our annual blading occurred in November as planned and our roads are currently in good condition. FR 123 has recently been graded. In September, heavy rain blocked six culverts along three of our four roads. Board members Bob Mack, Bruce Holsapple and Leroy Bieber, along with an extra-ordinary contribution by volunteer Susan Bieber, cleared a number of those culverts by hand, but it was decided to have the culverts also cleared by backhoe, to prevent further damage. Bruce will contact Home Construction to do that job.

Executive Session

The Board went into Executive Session at 5:48 and exited Executive Session at 6:11.

New Business

Articles of Incorporation and By-Laws

The Vice President reviewed the Articles of Incorporation and By-Laws for consistency and for harmony with current New Mexico law regarding Home Owners' Associations (SB0150). She proposed forming a committee to study changes to the By-Laws, for instance, involving voting by proxy and meetings called by the membership, in accordance with NM State's Open Meetings Act. The President agreed and asked her to form such a committee from HOA members. The topic of By-Laws Revision will be presented as an agenda item at the Annual Membership meeting.

Annual Meeting

The Annual Membership Meeting will be held at the Magdalena Fire Station, 700 East First Street, in Magdalena on March 7, 2020 at 11:00 AM. The President will send the Secretary an Agenda for that meeting and the Treasurer will secure the Year End Financials from the bookkeeper by January 20, 2020. Both items will be

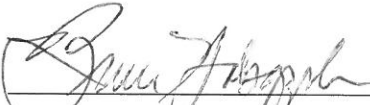
posted on the website, along with an announcement of the date, time and location of the Annual Membership Meeting. In addition, the Secretary will gather current addresses of HOA property owners (from Socorro County), write a cover letter announcing the Annual Meeting to the Membership and prepare a Ballot for the election of members to the Board of Directors. He will send those to the bookkeeper by January 27, 2020. These items will accompany the invoice for the Annual Assessment Fee and be mailed to the Membership by February 7, 2020.

Adjournment


The meeting was adjourned at 6: 36 PM (MST).

DATED January 7, 2020

Minutes presented by:



Bruce Holsapple, Secretary



Paul Kotula, President

Approved via email by Vice President Marjorie Hlava, Treasurer Leroy Bieber, and Member Bob Mack.