

Abbe Springs Ranches HOA Board of Directors

Quarterly Meeting Minutes, October 18, 2020

The third quarterly meeting of the Abbe Springs Ranches HOA Board of Directors (BOD) was called to order by President Paul Kotula, at 4:03 PM (MST). Also present were Vice President Marjorie Hlava, Secretary Bruce Holsapple, Treasurer Leroy Bieber, and Director Bob Mack.

Secretary's Report

A motion to accept the June 7, 2020 2nd Quarter BOD Meeting Minutes as posted on the web site was approved unanimously.

Treasurer's Report

The Treasurer reported that spending is within (and generally below) budget for the third quarter and that there are no current concerns. Legal costs are noticeably lower than budgeted. There is presently one lien in place. The Treasurer has asked that the bookkeeper refund all overpayments, as agreed at the last BOD Meeting. One CD will mature soon and be allowed to rollover. The Treasurer's Report was accepted unanimously.

Road Report

Director Mack reported that all roads are in good condition, but noted excessive traffic on Bear due to woodcutters using that road. He proposed that an HOA sign be posted at the end of Bear, similar to the signs posted at each section, for liability purposes if not also to discourage use. The motion was seconded and approved. Paul will commission a new sign. FR 123 was recently graded and the HOA section roads of are now being graded. The culverts were cleaned last spring but will be re-examined. Apparently one culvert, at the end of Bear, is almost blocked.

Old Business

Executive Session

The Board went into Executive Session at 4:22 PM and exited at 4:38 PM.

By-Laws Revision

The Vice President sent proposed revisions to the By-Laws from committee to Board Members and interested HOA Members for further discussion. The committee hopes to present proposed changes to our By-Laws to the membership at the Annual Membership Meeting in March 2021. Paul suggested also updating the Rules and Regulations so that they be aligned with changes in the By-Laws. He will meet with Margie to review those Rules and Regulations.

Google Drive

Leroy worked on our Google Drive account but was unable to make significant changes. Paul volunteered to help over the next three months, but the project is likely ongoing.

Bank Accounts

Bruce has been added as a signatory to the Nusenda account, and Leroy will soon be added to the Wells Fargo account, pending a little luck and coordination between Leroy and Bruce.

New Business

Elections

There are no positions open on the BOD in 2021, consequently there will be no election.

Legal Liaison

Paul has been in communication with the HOA Lawyers concerning questions of land use from potential buyers.

Web Site

As mentioned in prior Minutes, Heather Kotula is our new Webmaster. She intends to redesign features. We have switched our internet provider to Southwest Cyberport.

Insurance

Leroy will ask the insurance company to provide us with an electronic file of our current policy, and it will be posted on the web site.

Fourth Quarter Meeting

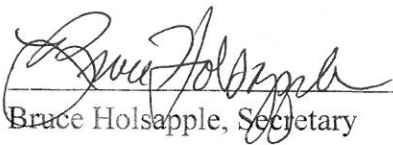
Our next quarterly BOD meeting will be in January.

Adjournment


The meeting was adjourned at 5:12 PM.

DATED June 9, 2020

Minutes presented by:



Bruce Holsapple, Secretary



Paul Kotula, President

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