

# Abbe Springs Ranches HOA Board of Directors

## Quarterly Meeting Minutes, January 31, 2021

The fourth quarterly meeting of the Abbe Springs Ranches HOA Board of Directors (BOD) was called to order by President Paul Kotula online by computer and by teleconference, at 3:13 PM (MST). Also present were Vice President Marjorie Hlava, Secretary Bruce Holsapple, and Treasurer Leroy Bieber.

The President reported that he had received a letter of resignation from the Board by Director Bob Mack. Bob is selling his lot and moving out of state. The BOD accepted his resignation with regret.

### **Secretary's Report**

A motion to accept the October 18, 2020 3rd Quarter BOD Meeting Minutes as posted on the web site was seconded and approved unanimously.

### **Treasurer's Report**

The Treasurer reported that spending for the fourth quarter was generally below budget, and that there are no current concerns. Our income is on target. It has been a quiet year. There is presently one lien in place and two pending bills from our accountants. Legal costs continue to be lower than budgeted. Overpayments have been refunded. Five properties were sold this year, an improvement over the past few years. The Treasurer's Report was accepted unanimously.

### **Road Report**

Roads are in good condition, the President reported. The monsoon rains did no serious damage this year. The HOA roads were graded in the fall, and the culverts cleaned last spring.

### **Old Business**

### **By-Laws Revision**

The By-Laws are being revised to bring them into compliance with changes in state HOA law, and proposed revisions were sent out to committee members and interested HOA members for comment. The Vice President has now received those responses (to proposed changes), and she anticipates mailing the proposed changes to the general membership during the coming year. The committee hopes to present the proposed changes to our By-Laws to members at the Annual Membership Meeting in March 2022.

### **Google Drive**

Leroy has had trouble accessing our Google Drive account because of restrictions due to the Covid 19 pandemic. The project is ongoing.

### **Bank Accounts**

Leroy will be added to the Wells Fargo account, given a little luck with pandemic restrictions and coordination between Leroy and Bruce.

### **New Business**

#### **Legal Liaison**

There has been no communication with the HOA Lawyers since summer. There are currently no legal issues to address.

#### **New Accountant**

The HOA has transferred bookkeeping to Pillar CPAs and Business Associates in Los Lunas, NM. The president asked that it be noted that there were no concerns with our prior accountant, but that Pillar is a local company, familiar with regulations pertinent to New Mexico, works for several other HOAs, noticeably our neighbor, Pinion Springs, and will likely cost the HOA less. The move also gives the Board access to a CPA.

#### **Reimbursement for Milage**

Earlier, Director Mack asked for reimbursement for mileage traveled when surveying HOA roads, specifically, from January 2020 through January 2021. After discussion (in which the President noted Board policy and prior instances for reimbursement for mileage. A motion was made and seconded to reimburse Bob. The motion passed.

#### **Proposed Budget**

The President presented a proposed budget for 2021 with an annual Assessment Fee of \$150. The lower fee is made possible by stable costs for road maintenance, lower legal fees and lower costs on insurance. One factor in lowering legal fees is that almost all members are now current.

#### **Vacancy to the Board**

The President proposed that Donnie Tripp, who ran for election to the Board last year, be asked to join the Board to serve out the remaining time on Bob Mack's term. The motion was seconded and approved unanimously.

#### **Annual Members Meeting**

Our Annual Membership Meeting will be conducted online on March 6, 2021 because of current state regulations on public gatherings. An announcement of the date, time and web address will be mailed with the invoice for the yearly Assessment Fee, along with an agenda for that meeting. The financial documents for 2020, along with the Minutes from

last years' Annual meeting and the proposed 2021 budget will be posted on the website.  
The Paypal account will be updated.

**Adjournment**

The meeting was adjourned at 4:30 PM.

DATED February 4, 2021

Minutes presented by:

  
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Bruce Holsapple, Secretary

  
\_\_\_\_\_  
Paul Kotula, President

Approved via email by Vice President Marjorie Hlava and Treasurer Leroy Bieber.