

# Abbe Springs Ranches HOA

## Annual Meeting Membership Minutes

*March 3, 2007*

The annual membership meeting of the Abbe Springs Ranches Home Owners' Association (HOA) was held at the Magdalena Community Church in Magdalena, NM, on Saturday, March 3, 2007, at 11 am.

The meeting was called to order by President Marshall Adams. Also present were Vice-President William Green and Treasurer/Secretary Kat Brown.

The president announced thanks to volunteers who helped proctor votes over the past year, Susan & Leroy Bieber and Gwen Clark & Sean McNatt. He also acknowledged the volunteer time given by all HOA board members since its inception in 2004.

All members present introduced themselves which, including the officers, comprised 24 owners representing 35 lots. This number constituted a quorum.

### **Dues**

The treasurer/secretary announced that officers reviewed the dues assessment for 2007 and agreed that it remain unchanged at \$150 per lot.

### **Financial reports**

The following financial information was presented by the treasurer/secretary:

- a. Liens were filed against four owners in arrears, one of whom has never paid the annual fee. The board is reviewing with its attorney what the next steps are, including foreclosure.*
- b. The 2006 Income & Expense Report & Balance Sheet (accrual basis) were presented and unanimously approved by the membership.*
- c. The 2007 Budget was presented and approved by the membership with one opposed.*

### **Meeting minutes**

The membership received via mail the minutes from the annual membership meeting held on March 4, 2006. A reading of the minutes was waived and the membership unanimously accepted them into the official records. The treasurer/secretary noted that a full map of Abbe Springs Ranches and a revised list of contacts will be posted on the website in the future.

### **Old Business**

C&R Committee: The vice president, who serves as the board's liaison with the C&R Committee, stated that participation in meetings has not been very good. He reiterated the need for volunteers who will commit time to the group's work. He noted that the committee planned to meet following the annual meeting and would work on a charter for the group and other issues.

Financial review: The vice president announced the completion of the financial review that was prepared by Socorro CPA Rick Penner, and copies of the financial documents were distributed to members.

Road naming & by-laws change: Volunteer proctors Susan and Leroy Bieber announced the results of the vote on road names. They said there were ties on two roads and that one was broken at the meeting; the board announced it would send out ballots for another vote only to those owners affected (see attached vote results).

The proctors also announced the by-laws revision passed 56-6. Members received the by-laws revision in the mailing for votes. The revised version will be posted on the website in the future.

Attorney hired: The president announced that the board had hired Socorro-based attorney Lee Deschamps

For sale signs: Owner Richard Edwards questioned the for sale sign policy that was passed at the prior year's annual meeting, stating that it was not being enforced. A discussion followed in which he and other owners complained about the signs on other owners' properties. The board agreed to contact the HOA attorney to determine if the policy that applies to public roads in Abbe Springs may also apply to private property.

During this discussion, owner Raven Reitstetter questioned whether issues should be voted on at membership meetings since all owners don't have a chance to vote on them. He advocated continuing the practice of voting by proxy and holding votes by mail. The membership and board agreed to determine on a case-by-case basis whether issues that arise at meetings should be mailed to owners for votes or can be decided at the meeting.

## **New Business**

Road maintenance: The status of roads was discussed and the president noted they are in very good shape. The president announced that the day prior to the meeting he and the treasurer drove the entire Abbe Springs Ranches development.

The president said that in the next week a problem area in section 17 will have a larger culvert installed. He also observed that fences on some private lots were installed too close to the edge of the roads, thus preventing road crews from accessing all the areas necessary for blading and improvements. It was stressed that owners need to adhere to all guidelines when installing fences.

Forest Road 123 maintenance: The president announced that the board is negotiating with the Forest Service and Socorro County to allow the HOA to be able to blade the arroyo areas of 123. Owner Nancy Crowley raised objections to the HOA having to pay for blading FR 123, but the president noted that the HOA needs the option for emergency purposes.

The president also mentioned that he learned of the "Code of the West" ordinance that was passed by Socorro County that offers few services for property owners in remote sections of the county. Members discussed this and suggested that the board look into it further. Owner Thomas Pampinella recommended that the board include information on the HOA website congratulating the county on a job well done when appropriate. Owner David Smith recommended that the HOA join with Pinon Springs' HOA to put pressure on the county related to road concerns.

\$5,000 capital road improvement fund: The president announced that the board, during an earlier officers' meeting, agreed to earmark \$5,000 each year for road improvements to try and prevent emergency situations.

Road Maintenance Committee: The president announced the board proposes the creation of a second committee to advise officers on road improvement projects, particularly in light of the new road improvement fund. There was little discussion on the matter, and no one volunteered to participate on such a committee.

Board expansion: The president announced that the board proposes an expansion from three to five officers to serve on the board. After a short discussion, the membership passed a motion that the board review the proposal and develop language for such a change to be presented to owners in the future.

Announcements & other new business:

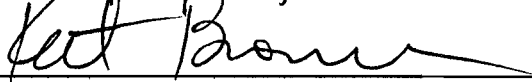
- a. The president announced that uranium exploration contracts were approved for the side of Bear Mountains.
- b. The president expressed condolences over the passing of Lot 86 owner George Stein. He also noted that the board agreed to waive dues for six months until the estate completes the probate process and the lot is sold.
- c. The president announced that the board was asked about the use of compost toilets and gray water systems. He said it is up to individual landowners to secure the correct permits for these systems, and that the HOA need not rule on them.
- d. Owners mentioned that neighboring Pinon Springs now has fiber optics lines installed, and asked whether Abbe Springs would be able to obtain the same system. The president said the board will review this possibility.
- e. The president announced that he had checked all the routes in and out of ASR and said that the road to I-40 may be open soon.
- f. The president asked for volunteers to serve on the C&R and Road Maintenance Committees.

Board of Directors election: Volunteer proctors Susan and Leroy Bieber announced that Marshall Adams was re-elected as president and will serve a three-year term per the revised by-laws. The vote was 62-1.

A motion was made and seconded to adjourn the meeting. The motion carried and the meeting was adjourned at 1:06 pm.

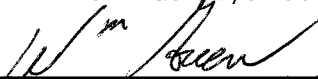
DATED: December 15, 2007

Minutes presented by:

  
\_\_\_\_\_  
Kat Brown, Treasurer & Secretary

Minutes approved by:

  
\_\_\_\_\_  
Marshall Adams, President

  
\_\_\_\_\_  
William Green, Vice-President

## ROAD NAMES

The following road names were approved by the membership.

### **Geronimo Pass - \* #**

Section 33

Lots 67,68,69,70,71,72,73,75,76,77

### **Bear Mountain Road**

Section 33

Lots 73,74,75,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129

### **Camino las Estrellas - \***

Sections 5 & 7

Lots 1,2,3,4,5,14,15,16,17,18,78,79,80,81,82,83,84,85,86,87,88,94,95,96,97

### **Camino de Chrystal**

Section 5

Lots 12,13,15,16,17,19,20

### **Copper Creek Way**

Section 5

Lots 5,6,7,8,9,10,11,18,19,20

### **Williams Lane**

Section 7

Lots 89,90,91,92,93,94,95,96

### **Camino del Sueno**

Section 17

Lots 38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57

### **Camino Vista Lindo**

Section 21

Lots 25,26,27,33,34,35,36

### **North Spirit Way - \***

Sections 15 & 21

Lots 30,31,32,33,108,109,110,111,112,113

### **South Spirit Way - \***

Sections 21 & 27

Lots 27,28,29,98,99,100,101,102,103,104,105,106,107

### **Notes:**

\* These roads were changed slightly by Socorro County to adhere to county guidelines & signage.

# This name was selected following the tie-breaker vote after the annual meeting.