

Abbe Springs Ranches HOA

2011 Annual Meeting Membership Minutes

March 5, 2011

The annual membership meeting of the Abbe Springs Ranches Homeowners' Association (HOA) was held at the High Country Lodge, Highway 60, Magdalena, New Mexico, on Saturday, March 5, 2011, at 11:00 am.

The meeting was called to order by President Marshall Adams at 11:00 am. Also present were Vice Presidents Gwen McNatt and Michelle Vallentine, Secretary Nancy Crowley, and Treasurer Kat Brown.

All members present introduced themselves which, including the officers, 24 lots were represented. This number constituted a quorum.

Secretary's Report

Prior to the meeting the membership had access to the minutes from the annual membership meeting held on March 6, 2010. A reading of the minutes was waived and the membership unanimously accepted them into the official records.

The Secretary talked about the periodic emails that have been sent to members when there are important updates to the web site. The membership thought those emails were useful and would like them to continue.

Treasurer's reports

1. 2010 Year-End Financial Reports.
 - a. The in-kind donations are the mileage that the president donates when he surveys the Abbe Springs roads. This donation is shown as income and then removed as an expense.
 - b. Roads are the biggest expense of the association.
2. Balance Sheet
 - a. The balance sheet was reviewed.
3. 2010 Actual vs Budget
 - a. The actual expenses for 2010 came in approximately \$4,000 less than the budget because of lower costs for the roads.
4. 2011 Proposed Budget
 - a. The budget was presented by line item, discussed and questions handled.
 - b. Motion to approve the 2011 budget. Seconded. Unanimously approved by the membership.
5. Motion to approve the financial reports. Seconded. Unanimously approved by the membership.
6. Accounts Receivables
 - a. The amount due the HOA in late dues has been increasing each year. The amount due at the end of 2010 is \$6296.

- b. About half the amount due is from one lot owner.
 - c. One owner in arrears is on a payment plan.
 - d. Two past due amounts were placed into bad debt because the amount past due will not be recovered because of (1) bankruptcy and (2) IRS seizure of assets.
7. Announcement and Approval of the 2011 Dues Assessment
The recommendation of the board was to keep the dues at \$150 because the road expenses have been lower than budget. A motion was made to approve the recommendation that the dues remain at \$150 per year. The motion was seconded and unanimously approved.

2010 Board Action/To Do List

- 1. Accounting costs have been tracked. The current treasurer will be leaving the board next year and the HOA will have to outsource some of the bookkeeping next year unless a qualified volunteer joins the board. The Treasurer has been keeping track of hours and estimating the costs for such a service.
- 2. The communication with members has been enhanced through periodic emails.
- 3. The board has decided not to receive corporate donations to people who are behind in their HOA dues. This decision was made after research about what issues are involved. The board has no mechanism or charter to receive and fairly distribute the funds.
- 4. Forest Road 123. Maintenance of the road is a continuing issue. The County has agreed to do some maintenance beyond blading. It is possible there could be Federal money available for road improvements. In September, the HOA will submit requests for road improvements to the County. The Board asked that members submit any road issues to anyone on the board, and to include digital photographs, a description of the issue and the location of the improvement before September.
- 5. Plains of Augustin Deep Wells. The case is going forward. There was a recent development where people are trying to deny the permit because it is too vague. Filing and motions have been going on all year. A number of tribes and pueblos have joined in the motion to dismiss.

Road Maintenance History

The biggest costs for 2010 have been in sections 5 and 17. \$53,670 has been paid to date for road maintenance since the HOA took over in 2004.

HOA Legal Matters

Most of the HOA legal matters are related with past due dues. The board continues to work with an attorney on owners that are in arrears over a set amount.

New Business

- 1. There has been some vandalism lately. Keep your eyes open. There was a suggestion to create a neighborhood watch program.
- 2. Lot owners have been approached by a marketing firm. Be cautious. See the web site.
- 3. A request was made that the meeting date be changed to September. The meeting date is mandated in the by-laws. The Board asked for a written request and the Board will review the request.

4. A request was made to ask the road contractor to set the blade deeper and make more than one pass in section 17 so the washboarding can be improved. The President will discuss with the road contractor.
5. There is a cell tower on the Alamo Reservation. It has not seemed to do much for the cell coverage at Abbe. There was a discussion about approaching Steve Pierce again about getting cell access at Abbe. The board will re-contact Pearce's office.
6. Western New Mexico Telephone Company received a \$15 million dollar grant. There was a suggestion that they be contacted to see if some of that money can be used to get phone service at Abbe. The President said he would contact them again but he doubts that he will be successful. One issue is that access is through Forest Service land.

Election Results

The volunteer proctors were Paula Henderson and Vikki Kyffin.

The volunteer proctors announced that Nancy Crowley was re-elected to the board. The numbers were:

37 in favor of Nancy Crowley
0 against

Unfortunately, the board is down to 4 members.

Acknowledgements

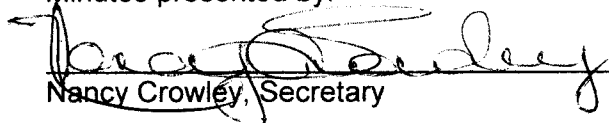
Thanks to the proctors. Thanks to Gwen McNatt for 2 years on the board. Thanks to Nancy Crowley for staying on the board and holding the Secretary position for the last 3 years.

Adjournment

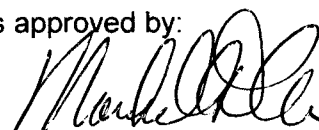
A motion was made and seconded to adjourn the meeting. The motion carried and the meeting was adjourned at 12:13pm.

DATED: March 6, 2011

Minutes presented by:


Nancy Crowley, Secretary

Minutes approved by:


Marshall Adams, President

Approved by Gwen McNatt, Vice President and Kat Brown, Treasurer via e-mail