

**Abbe Springs Ranches Homeowner's Association, Inc.**  
**Annual Meeting Membership Minutes**  
**March 1, 2014**

The annual membership meeting of the Abbe Springs Ranches Homeowners' Association (HOA) was held at the High Country Lodge in Magdalena, NM on Saturday, March 1, 2014.

The meeting was called to order by President Marshall Adams at 11:00 am MST. Also present were the other four board members: Vice President Nancy Crowley, Treasurer Kat Brown, Director Michelle Vallentine and Secretary Vikki Kyffin.

All members present introduced themselves. There were 19 members in attendance representing 27 lots, which constituted a quorum per the By-Laws. All members were reminded that they needed to be current with their assessment fee in order to participate in the meeting.

A moment of silence was observed for member Robert Clarke who lost his life while hiking from his cabin in section 33 in September 2013.

**Secretary's Report**

All members had access to the minutes from the membership meeting held on March 2, 2013. A reading of those minutes was waived and the membership, by a show of hands, unanimously accepted them into the official records.

**Treasurer's Report**

The treasurer reminded all members that the HOA financial reports are maintained on an accrual basis.

- 2013 Balance Sheet
  - A 10-year comparison report was presented.
  - It was noted that a \$5200 Doubtful Accounts bad debt expense was recorded in 2013.
    - This action was taken to reflect more accurately the HOA's Total Assets.
    - The \$5200 is roughly one-half the amount owed to the HOA from two members.
  - Following a first and second motion the balance sheet was approved by a show of hands.
- 2013 Income and Expense
  - A 10-year comparison report was presented.
  - The treasurer noted the in-kind donations represent mileage costs that the president donates while conducting HOA business including surveying the HOA roads. This donation is shown as income and offset by the appropriate expense.
  - Following a first and second motion the income and expense report was approved by a show of hands.
- 2013 Actual vs. 2013 Budget & 2014 Proposed Budget
  - The treasurer reviewed 2013 actual expense to the 2013 budget.
  - Significant variances to budget were noted:
    - Bad Debt was noted as over budget (by \$4252) as noted above.
    - Consulting and Professional Fees (by \$1675) and Roads (by \$1379) were noted under budget.
  - Net income for 2013 was \$2318.
  - The treasurer presented the 2014 budget.
  - Following a first and second motion the 2014 Budget was approved by a show of hands.

- Accounts Receivable
  - Amount due the HOA in late assessment fees was \$13,489 as of 12/31/13.
    - It was noted that of that total \$10,716 was due from two members.
  - There are two additional lots that were sold by the IRS at auction in section 3 that the county has no record of the owners beyond a name.
    - The HOA will continue to pursue these accounts.
- Approval of 2014 Dues Assessment
  - The treasurer announced the board had previously approved a 2014 assessment of \$150.
  - Following a first and second motion the \$150 assessment was approved by a show of hands.

### Old Business

- CE&R Document
  - The president announced the HOA's counsel was in the process of re-filing the original Covenants, Easements & Restrictions document with the Socorro County Clerk.
  - The process should be completed in two weeks.
- Abbe Roads Maintenance History
  - \$7,621 was spent on road maintenance in 2013.
  - \$67,075 has been spent in total on road maintenance since 2004.
  - Road work was conducted in August including blading, repairs in section 5 and culvert cleaning in sections 3, 5, 7, 17, 21, 27 and 33.
  - The owner of lot 90 stated the wet weather crossing in section 5 was too steep for him to pull a tandem trailer through.
    - The president will contact our road contractor to remedy this situation.
  - The owner of lot 50 stated the wet weather crossing in section 17 continued to pose no issues.
- Plains of Augustine Deep Wells
  - Litigation continues in the case for drilling deep wells in the Plains of Augustine and all parties await a decision on the appeals.
- Cell Phone Service
  - Continues to be spotty in Abbe.
  - Several members expressed OK service at one moment to no service the next.
- Snow Plowing
  - The board has been unable to come up with a contractor to plow our roads.
  - All agreed snow on the roads had not been an issue this winter.
- FR 123 Maintenance
  - The County continues to blade the road more frequently than called for in its contract with the Forest Service.
  - The president continues to work with the County requesting additional work to improve safety on the road based on increased traffic.

### New Business

- Forest Service Permit to the Air Force
  - Jay Kyffin presented an informative summary of a joint Forest Service/Air Force meeting he and several members attended in regards to the expansion of Air Force exercises in the Cibola Forest. It was stated at the meeting that the numbers previously announced for the expanded exercises included two other areas of the Forest elsewhere in the state. It was noted that a follow-up meeting was planned in March by the Forest Service.
  - A lively discussion ensued with no conclusions being reached by the HOA.

- Abbe Road Signs
  - Road signs have been installed at the beginning of each road in the HOA.
  - The signs were purchased from ZW Farnsworth in Magdalena at a cost of \$1100.
- Board Election Results
  - Volunteer proctor Kristin Ekvall of lot 73 counted the ballots and Nancy Crowley was reelected to the Board of Directors for a three year term.


**Acknowledgments**

- Michelle Vallentine thanked Kristin Ekvall for serving as proctor.
- The president thanked outgoing board member Vikki Kyffin for her service to the HOA.
- The president thanked the entire board for its dedicated and professional service to the HOA.

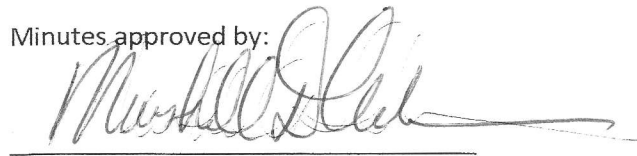
A motion was made and seconded and the membership voted by a show of hands to adjourn the meeting at 12:54 pm MST.

Dated: March 30, 2014

Minutes presented by:

  
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Vikki Kyffin, Secretary

Minutes approved by:

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

Also approved electronically by:

Nancy Crowley, Vice President  
Kat Brown, Treasurer  
Michelle Valentine, Director