

# **Abbe Springs Ranches HOA**

## **2020 Annual Meeting Membership Minutes**

**March 7, 2020**

The annual membership meeting of the Abbe Springs Ranches Homeowners' Association (HOA) was held at the Magdalena Fire Station, Highway 60, Magdalena, New Mexico, on Saturday, March 7, 2020.

### **Call to Order and Introductions**

The meeting was called to order by President Paul Kotula 11:01 AM. Members of the Board of Directors (BOD), Vice President Marjorie Hlava, Treasurer Leroy Bieber, Secretary Bruce Holsapple, and Director Bob Mack, were introduced and in turn members introduced themselves. Including those officers, 19 lots with 13 owners were represented.

### **Secretary's Report**

Minutes from the March 2, 2019 Abbe Springs HOA Membership Meeting have been posted on the HOA website since March 2019. A reading of the minutes was waived and the membership accepted them into the record.

### **Treasurer's Report**

1. Balance Sheet. The President and Treasurer displayed the HOA balance sheet for 2019, which showed the HOA's total assets at \$112,349 with a net income for 2019 of \$15,461. This figure reflects removing Lot 117 as an HOA asset and adding income from the members only auction of that lot last spring. Bad debt from another lot was also taken off the books when the member in arrears became current. A motion to accept the annual balance sheet was seconded and the balance sheet was approved unanimously.
2. Income and Expense Report. A similar chart for Income and Expenses showed an increase in income and a decrease for financial and legal fees. Motion to accept the Income and Expense report was approved unanimously.
3. 2020 Budget. The President first reviewed the variances between approved and actual budgets for 2019, prior to presenting the 2020 budget for approval. He explained those variances first in terms of lower costs for financial and legal services, for HOA insurance, and for maintenance of HOA roads, then in terms of recovery of bad debt and our auction of Lot 117. We also were not required to conduct a financial review this year, due to changes in state law. Scheduled work on our culverts was postponed until 2020. He mentioned that the Board sent out a reminder letter in mid March last year to members who were not current, and members responded positively, reducing collection costs. The President then explained the proposed 2020 budget by presenting possible variants in the assessment fees. The Board elected to follow a model that projected a net income

gain \$1,375 for fiscal year 2020 in which the assessment fee was fixed at \$175. A motion to accept the 2020 budget as proposed was seconded and approved unanimously.

4. Accounts Receivable. The President reported that there are currently two properties with liens due to nonpayment and that one of those is close to meeting their obligations. He noted that we do offer payment plans to members who have trouble paying their annual assessment fee. HOA policy is first to mail a reminder letter to members who are not current, then to mail a 30 day notice of a lien to be filed for any unpaid invoice. This procedure is designed to improve our chances of securing unpaid dues. We are forced to file liens when accounts fall into arrears in order to have documents in place prior claims made by the state or county.

### **Old Business**

1. Abbe Road Maintenance. Director Mack reviewed details of road maintenance done on the 14 miles of Abbe roads. Expenses average \$6,400 per year. The roads are currently in good shape. They were bladed in December 2019. There will be a culvert cleaning in the spring of 2020. FR 123 has also recently been bladed. If you have a problem, he added, let us know.
2. San Agustin Deep Wells. The President explained the parameters of the proposed extraction to pump water from the Agustin Plains to Rio Rancho. We have joined in that lawsuit against pumping, but there is no action currently on the suit. He noted that the State Engineer rejected the plan in July 2018 but in September 2018 a new legal action was filed.

### **New Business**

1. BOD Elections. Paul Kotula and Bruce Holsapple were re-elected to the Board of Directors for a three year term.
2. By-Laws Revision. Vice President Hlava will chair a review committee to discuss and develop possible changes in our governing documents in order to make them coherent with 2019 amendments to the New Mexico Homeowners' Association Act and to make the corporation more agile. Among the issues they'll consider are reformatting topics, voting by proxy, special membership meetings, and clarifying and separating officer roles. She asked that any interested members step forward, if simply to comment. The committee will make their proposals available on the website for further comment before proposing changes to the membership.
3. Member Gail Tripp asked that Abbe Springs HOA become a member of the "Firewise Community," passed out literature on making our properties fire wise and said that there will be a chipper available to members.

### **President's Message**

It's been a good year for Abbe Springs HOA. Things have been quiet generally. All but one owner is now current with assessments and the roads needed very little work. Our


HOA is basically a road maintenance organization so we must be prepared for worse years . . . which we are. All in all our financial position is strong.

### **Adjournment**

A motion was made and seconded to adjourn. The motion carried and the meeting was adjourned at 12:20 PM.

DATED: March 11, 2020

Minutes presented by:

  
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Bruce Holsapple, Secretary

Minutes approved by:

  
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Paul Kotula, President

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