

Abbe Springs Ranches HOA 2021 Annual Meeting Membership Minutes

March 6, 2021

The annual membership meeting of the Abbe Springs Ranches Homeowners' Association (HOA) was held online, by way of GoToWebinar, due to New Mexico State regulations on public gatherings during the pandemic, on Saturday, March 6, 2021.

Call to Order and Introductions

The meeting was called to order by President Paul Kotula 11:04 AM. Members of the Board of Directors (BOD), Vice President Marjorie Hlava, Treasurer Leroy Bieber, Secretary Bruce Holsapple, and Director Donnie Tripp, were introduced. Including those officers, 17 members were present, representing 25 lots.

Secretary's Report

Minutes from the March 7, 2020 Abbe Springs HOA Membership Meeting have been posted on the HOA website since March 2020. A reading of the minutes was waived and the membership accepted them into the record.

Treasurer's Report

1. Balance Sheet. The President presented the HOA balance sheet for 2020, within a context of prior balance sheets (2005-19), which showed the HOA's total assets at \$122,600 with a net income for 2020 of \$11,482. A member pointed out that the figure for "Unrestricted Assets" (\$26,587) was in error. The President stated that might be the result of typographical error and would investigate and amend the document, if so. A motion to accept the annual balance sheet as amended was made and seconded and the balance sheet was approved.
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. A question was raised about whether the new insurance policy adequately covered our liabilities. The treasurer said he would raise that issue with the insurance company. Motion to accept the Income and Expense report was approved.
3. Actual Versus Proposed Budget. The President reviewed variances between approved and actual budgets for 2020. He explained those variances first in terms of lower costs for financial and legal services, for HOA insurance, and for maintenance of HOA roads. All members with one exception are current with their Assessment Fees, reducing the need for legal services. We currently have one lien on file. (A second lien has been released.) The President 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.
4. Proposed 2021 Budget. The President then explained the proposed 2021 budget by presenting variants in the assessment fees. The Board of Directors elected to a

model that projected a net income of \$21,950 for fiscal year 2021 with estimated expenses at \$16,400, with the assessment fee was reduced to at \$150. A motion to accept the 2021 budget as proposed was seconded and approved.

5. Accounts Receivable. The President noted again that current HOA policy is to mail a reminder letter to members who are not current, then notice of a lien to be filed for any unpaid invoices. This procedure improves our chances of securing unpaid dues. We file liens when accounts fall into arrears in order to have documents in place prior claims made by the state or county. We also offer payment plans to members who have trouble paying their annual assessment fee.

Old Business

1. Abbe Road Maintenance. Director Tripp will monitor road conditions in the coming year. Roads are currently in good condition. Culverts were cleared of sand in the spring of 2020 and roads were bladed in the fall of 2020. Expenses average \$6,400 per year. If you have a problem, the president 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, and that we have joined in a lawsuit against that pumping. He noted that the State Engineer rejected the plan in July 2018 but in September 2018 a new legal action was filed in Appellate Court and is expected to be taken up within the next few years.
3. By-Laws Revision. Vice President Hlava chairs a review committee developing 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 our corporation more agile. (The last edition was filed in 2009.) Among the issues under consideration are voting by proxy, special membership meetings, reformatting topics, a separate article on the assessment fee, clarifying word choice and numbering, and separating officer roles of Secretary and Treasurer. There will also be a section detailing the history of such changes. She asked that interested members step forward. The committee plans to submit their proposals to the membership (by mail) this summer.

New Business

1. BOD Elections. Three Board position will be open for nominations during the coming year. Notice will be sent in November 2021. Nominations will be accepted during December 2021. Elections will occur (by mail) in 2022, prior to the annual membership meeting.
2. Solicitations. One member asked about being solicited to sell their property, specifically, how their address was made available. The address was made available through Socorro County.
3. Acknowledgements. The membership thanked Heather Kotula and Frank Coates for their work on the website and for making this meeting possible.

President's Message

The President was brief, given compromised circumstances. The HOA's function is, basically, to maintain our fourteen miles of road and to enforce our covenants, both of which have been accomplished in the last year. He noted that it had been a quiet year, but that Abbe Springs HOA is financially strong. All but one owner is now current with assessments.

Adjournment

A motion was made and seconded to adjourn. The motion carried and the meeting was adjourned at 12:36 PM.

DATED: March 7, 2021

Minutes presented by:

A handwritten signature in cursive script, appearing to read "Bruce Holsapple", written over a horizontal line.

Bruce Holsapple, Secretary

Minutes approved by:

A handwritten signature in cursive script, appearing to read "Paul Kotula", written over a horizontal line.

Paul Kotula, President

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