

Abbe Springs Ranches HOA Annual Members' Meeting Agenda

March 5, 2021 11:00am MST, Magdalena Fire Station, 702 First Street, Magdalena, NM

1. Call to Order and introduction of Members and Board
2. Secretary's Report
 - a. Presentation and approval of March 6, 2021 Annual Meeting Minutes
3. Treasurer's Report
 - a. Presentation and **approval** of 2021 Balance Sheet
 - b. Presentation and **approval** of 2021 Income and Expense Report
 - c. 2021 Budget review/Variance analysis
 - d. Presentation and **approval** of 2022 HOA Assessment Fee
 - i. March 5, 2022—2022 Assessment Fee due date
 - ii. April 6, 2022—2022 Assessment Fee past due date & subject to collection fees
 - iii. In 2019, 2020, and 2021, the Association sent out a "We missed you at the meeting" letter to members in arrears which was very successful in getting members to pay.
 - e. Presentation and **approval** of 2022 Budget
 - f. Accounts Receivable Analysis (One lot owner in foreclosure and several in arrears)
 - g. HOA CPA Financial Review Letter for 2021 (now every three years due to state law change)
4. Old Business
 - a. Abbe roads maintenance
 - b. FR123 maintenance
 - c. Plains of Augustin deep wells
 - d. Results of By-Laws changes as voted by the members
5. New Business
 - a. Revisions to Rules and Regulations (To be done by the BOD)
 - b. Request for New Business
 - c. BOD election results
 - d. Acknowledgements
6. President's Message
7. Adjournment