

Abbe Springs Ranches HOA Board of Directors

Quarterly Meeting Minutes, March 5, 2022

The first quarterly meeting of the Abbe Springs Ranches HOA Board of Directors (BOD) was called to order, directly after the Annual Membership meeting at the Fire Station in Magdalena, NM, by President Paul Kotula, at 12:10 PM (MST). Also present were Marjorie Hlava, Leroy Bieber, and Secretary Bruce Holsapple, as well as several HOA members.

Appointment to the Board

The President asked HOA member Justin Karl to serve in the vacant position on the Board of Directors.

Election of Officers

President, Paul Kotula
Vice President, Marjorie Hlava
Treasurer, Leroy Bieber
Secretary, Bruce Holsapple

Fiduciary Responsibilities and Due Diligence

Board members were provided documents on Fiduciary Responsibilities and Due Diligence. The President reviewed those documents. Members were asked to certify (within ninety days) that they had read the community documents (in compliance with 2019 revisions to the NM Homeowners' Association Act).

Task Assignments

Google Drive—Justin Karl and Paul Kotula
Nusenda Bank Account—Paul Kotula and Leroy Bieber
Wells Fargo Safe Deposit—Bruce Holsapple, Paul Kotula and Leroy Bieber
Legal Liaison—Paul Kotula
San Agustin Water Grab—Paul Kotula
Roads—All Board Members (prior to Quarterly Meetings)
Website—Heather Kotula and Justin Karl

Secretary's Report

A motion to accept the January 8, 2022 Special Board Meeting Minutes as posted on the web site was approved unanimously.

Treasurer's Report

The Board agreed, after discussion, to transfer \$15,000 out of the Checking account and \$20,000 out of the Money Market account to short term (6 month or one year) Certificates of Deposit. The issue of how funds are to be deposited (e.g. short term CDs) will be revisited in June 2022. The CDs on the Balance sheet were not dated accurately and that should be called to the bookkeeper's attention. The Board then discussed mailing a short "reminder" letter to members whose assessment fees will soon fall overdue, as was done last year. Bruce will circulate a draft to Board Members, Paul will ask the bookkeeper for names of those not current, and Heather will mail the letter on March 15. Paul will then turn over a list of those members who remain in arrears to the HOA lawyer on April 6. As discussed at the Annual Meeting, there is currently one lot in foreclosure. Because there were detailed discussions of the HOA financial accounts during the Membership Meeting, there was no further Treasurer's Report.

Road Report

Summers Reid is due to work on three culverts this spring (on Chrystal and Camino del Sueno), as well as to dig out, where needed, around all Abbe HOA culverts. The Board agreed also to ask him to replace and/or augment two culverts on Geronimo. Bruce will contact Summers about the additional work.

Old Business

Revision of Bylaws

HOA Members voted to accept the revision of the Bylaws as proposed by Vice President Hlava and her committee. The revised Bylaws will be posted on the website. The Board thanks Marjorie and committee members for their work.

New Business

Performance of Contractors

Marjorie will draft a letter to our bookkeeper about performance concerns and circulate that to Board Members for suggestions. She will also explore other options for our bookkeeping needs and report back to the Board in June.

Revision of Rules and Regulations

The Vice President hopes to form a committee to discuss revision of the Rules and Regulations in order to make sure they are in compliance with current NM laws and with our revised Bylaws and Covenants. HOA members should contact her if they have an interest in that committee.

Annual Meeting Review

The BOD felt positive about the Annual Meeting. There were several new members in attendance, and attendance overall was up from last year. We have continued to keep HOA costs down, and the presentation seemed well received.

Next Meeting

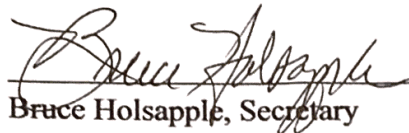
The Board will conduct its second quarterly meeting by Zoom on June 12 at 4:00 PM (Mountain).

Adjournment

The meeting was adjourned at 1:45 PM.

DATED March 10, 2022

Minutes presented by:


Bruce Holsapple, Secretary


Paul Kotula, President

Approved via email by Vice President Marjorie Hlava, Treasurer Leroy Bieber, and Director Justin Karl.