

Abbe Springs Ranches HOA Board of Directors

Quarterly Meeting Minutes, December 18, 2022

The third meeting of the Abbe Springs Ranches HOA Board of Directors (BOD) was called to order online through Zoom Video Conferencing by President Paul Kotula, on December 18, 2022 at 4:02 PM (MST). Also present were Justin Karl, Leroy Bieber, and Bruce Holsapple.

Secretary's Report

A motion to accept the September 25, 2022 Board Meeting Minutes as posted on the web site was seconded and approved unanimously.

Treasurer's Report

As requested by the Board, the President cashed out a 3 year CD at maturity and invested the monies in a 12 month CD (at a higher rate of return). Another CD will mature on December 31st and he will do the same there. The President has also been working with the new bookkeeper (The Balance Sheet) to update the Accounts Receivable, and Bruce and Paul visited with the new bookkeepers in December. There are currently seven members in arrears for the Annual Assessment Fee. They have been sent a courtesy letter and notified they need to comply within thirty days, or their account will be turned over to the HOA lawyer for collection. The HOA also has pursued a Claim of Lien on one lot owner and the County of Socorro has issued a Default Judgement on past due assessment, filing and lawyer fees. When the foreclosure sale of that lot has been scheduled for auction, we will post a notice for interested members on our website. Notice of the sale will also be published in *El Defensor Chieftain* and we will provide a link to that newspaper.

Paul went over actual expenses compared to budgeted expenses. Our full account has still not been fully rectified, due to problems with the prior bookkeeper, but our Legal Fees are under budget. Our Bookkeeping Fees are somewhat over budget, because of the changeover. Our Road Maintenance fees, in contrast, are well over budget. The summer rains severely damaged two roads and one area required additional large culverts simply to make the roads passable. As mentioned in the September Minutes, last April, the Board had determined to do pre-emptive work on Camino del Sueño and Geronimo, putting in new culverts, moving culverts, and putting extensions on current culverts. The cost was \$10,980.97. In July there was heavy damage done to Camino del Sueño, Geronimo and Los Estrellas. Short term repairs there cost the HOA \$1488.38. Unfortunately, there was further damage to a large area on Camino del Sueño, making that road impassable. A bulldozer and backhoe were needed. The cost was \$9,981.63.

Road Report

Socorro County and the Forest Service held a meeting in November about the condition of several of their dirt roads. Three Board Members attended, as did several lot owners. Forest Road 123 was badly damaged in July and August by annual monsoon rains, and the road had not been repaired, despite repeated requests by those living along those roads. Thankfully, County Commission Martinez got all parties to agree to grade FR 123 in December. Unfortunately, once it was graded, we had another heavy rainfall, and the road is again rutted.

On the other hand, the annual grading of our HOA roads (14 miles) was done in October and the HOA roads are in good condition.

Old Business

Policy and Procedures Manual

The issue was tabled, due to the absence of the Vice President.

Board Elections

A notice was sent to members in November about two vacant positions on the Board of Directors. Interested candidates for election should "place their names in nomination by sending a letter or e-mail, including a two-paragraph bio, to the Secretary not later than sixty (60) days prior to the Annual Meeting." The nomination process closes on January 4, 2023.

New Business

Next Meeting

The Board will conduct its fourth annual meeting in person at the Magdalena Fire Station on the north side of Route 60 on January 7 at 11:00 AM (Mountain) to discuss the HOA's upcoming Annual Membership Meeting.

Adjournment

The meeting was adjourned at 4:58 PM.

DATED December 20, 2022

Minutes presented by:

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

Bruce Holsapple, Secretary

A handwritten signature in dark ink, appearing to be 'PK', written over a horizontal line.

Paul Kotula, President

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