

Abbe Springs Ranches HOA Board of Directors

Quarterly Meeting Minutes, March 4, 2023

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 Paul Kotula, at 12:05 PM (MST). Also present were Marjorie Hlava, Leroy Bieber, and Bruce Holsapple, as well as several HOA members. Justin Karl was present via phone.

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 also asked to certify (within ninety days) that they had read the community documents (in compliance with 2019 revisions to the NM Homeowners' Association Act). Bruce will mail Justin that paperwork.

Task Assignments

Google Drive—Justin Karl and Margie Hlava (possible move to SW CyberPort)
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 7, 2023 Special Board Meeting Minutes as posted on the web site was approved unanimously.

Treasurer's Report

An approximate seventy Abbe lot owners have currently paid their 2023 Assessment Fee, which falls due today. The Board discussed mailing a short "reminder" letter to members whose fees will soon be overdue. Bruce will send an updated draft of that reminder to Paul. Paul will ask the bookkeeper for names of those not current (by March 17), and he

and Heather will mail the letter on March 20th. Paul will turn over a list of those members who remain in arrears to the HOA lawyer on April 5. Because there were detailed discussions of the HOA financial accounts during the Membership Meeting, there was no further Treasurer's Report.

Road Report

Roads are in good shape. Leroy proposed purchasing materials to address two areas of concern on Camino del Sueno. A motion to approve that purchase (under \$500) was made, seconded and passed unanimously. Leroy and Paul will update our memorandum of agreement on FR 123 with Socorro County and the Forest Service and Leroy will deliver it to the County and Forest Service for approval.

Old Business

Revision of Rules and Regulations

Marjorie has emailed the Board proposed changes to the HOA Rules and Regulations, and the Board will review those before the BOD meeting in June. She would like to construct an administrative manual to pass on to future HOA administrators.

New Business

Performance of Contractors

Paul will assess performance issues with The Balance Sheet. We still do not have our 2022 financials, and we need to file taxes soon. When Paul receives that paperwork he will post the financials and approved budget on the website and notify the Board.

Annual Meeting Review

The BOD felt positive about the Annual Meeting. The presentation seemed well received.

Next Meeting

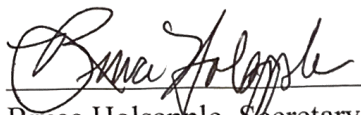
The Board will conduct its second quarterly meeting by Zoom on June 4 at 4:00 PM (Mountain).

Adjournment


The meeting was adjourned at 12:55 PM.

DATED March 6, 2023

Minutes presented by:



Bruce Holsapple, Secretary



Paul Kotula, President

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