

Abbe Springs Ranches HOA 2024 Annual Membership Meeting Minutes

March 2, 2024

The annual membership meeting of the Abbe Springs Ranches Homeowners' Association (HOA) was held at the Magdalena Village Hall, 108 N. Main, Magdalena, New Mexico (relocated from Fire Station) on Saturday, March 2, 2024.

Call to Order and Introductions

The meeting was called to order by President Paul Kotula at 11:02 AM. Members of the Board of Directors (BOD), Vice President Marjorie Hlava, Treasurer Leroy Bieber, and Secretary Bruce Holsapple, were introduced. Director Justin Karl was present by phone. 26 lots with 16 owners were represented.

Secretary's Report

Minutes from the March 4, 2023 Abbe Springs HOA Membership Meeting have been posted on the HOA website since March 2023. A reading of the minutes was waived and the membership accepted them into the record.

Treasurer's Report

The President explained, briefly, that we have had bad experiences with two bookkeepers in a row, which has caused some disruption over the past year, but have been working since September with a new bookkeeper and are very pleased with their work. They quickly prepared the HOA tax return for 2022, which had been neglected by the prior bookkeeper, and they had our 2023 financial report ready early in January. A motion was made to hear the Treasurer's Report in its entirety, rather than by section, as has been typical. The motion was seconded and approved by voice vote. (None opposed.)

1. Balance Sheet. The President and Treasurer displayed the HOA Balance Sheet for 2023, which showed an increase in Total Checking/Savings from \$117,896 (in 2022) to \$124,806 (in 2023). Similarly, there was an increase in Total Assets from \$120,133 to \$125,926 (in 2023). The President explained that our costs for road maintenance were noticeably lower this last year, due to more normal weather, and that cost for insurance had decreased. But our expenses overall were on average.
2. Income and Expense Report. A similar chart for Income and Expenses showed our total income of \$27,088 in 2023 was higher than in 2022 (at \$21,480). This was largely due to the foreclosure on one lot. There were also nine lot transfers for which the HOA charged \$900. Expenses in 2023 were higher for legal costs, due to that foreclosure. There was also an increase in bookkeeping fees, due to the

changeover. The cost of road maintenance was significantly lower. There was a net gain of \$6,407.

3. Actual Vs. Budget. We budgeted our Total Income at \$24,240 for 2023 and our Actual Income was \$27,088 with a variance of \$2,848. This increase was largely the result of the foreclosure, but also due to slightly higher bank interest and to late payments from 2022 being deposited in 2023. Expenses were higher than budgeted for legal fees (a variance of \$4,548) and bookkeeping (a variance of \$1,487). We budgeted \$5,500 for Roads and our 2023 costs for Roads was \$5,875 (a variance of \$375).
4. Accounts Receivable. In December 2023 there were six owners in arrears. One lot went into foreclosure and was sold at auction. The 2024 Assessment Fee is due today. The HOA policy for those who are not current is first to mail a reminder letter, then to mail a 30 day notice of a lien to be filed for any unpaid invoice. After April 2, 2024, accounts which are past due are subject to legal and bookkeeping fees. This procedure is designed to improve our chances of securing unpaid dues. The President also noted that we offer payment plans to members who have trouble paying their annual assessment fee.

After the above presentation, the President went over the proposed 2024 budget, remarking that the HOA is now "back in the black," and further proposed that the annual assessment fee remain at \$150 per lot. There was a motion to accept the Treasurer's Report with the proposed assessment fee as presented and it was seconded. The motion passed without opposition.

Old Business

1. Abbe Road Maintenance. We maintain 14 miles of road and yearly expenses average at \$6,400. In 2022, we suffered monsoon damage both in July and August, with one road rendered impassable. FR 123 was also damaged and was in rough shape for much of 2022. Members of the Board have attended meetings with Socorro County and the Forest Service on road maintenance issues. The HOA roads were bladed in November 2023 and are currently in good shape. FR 123 has since been bladed twice since August 2022.
2. San Agustin Deep Wells. There were no developments on the legal situation with the proposed extraction to pump water from the Agustin Plains to Rio Rancho. We will continue to monitor that situation.
3. Operations Manual. The Vice President has reviewed all HOA documents to ensure our governing documents are clearly expressed and coherent with 2019 amendments to the New Mexico Homeowners' Association Act. In 2022, the HOA membership adopted new Bylaws, which are posted on the Abbe Springs HOA website. The Vice President now proposed that our association have an Operations Manual for use by future Boards and by the Membership. She

displayed a Table of Contents that such a Manual might have, with items on our Rules and Regulations, our incorporation papers, the location of current property records, information on property transfers, information on Socorro County, on HOA banking, and on dealing with the Forest Service. Such a manual would set forth practices and policies to guide future administrators and could be posted on the HOA website.

New Business

One member proposed that we construct a voluntary membership e-mail list to be posted on the website, as was once available, so that members might contact their neighbors more easily. The topic was opened for discussion, pro and con. Several members were interested in such a listing, but the majority seemed at best lukewarm. The names and addresses of HOA owners is available at offices of Socorro County and one member suggested Facebook might be a more appropriate site for such a group listing. The issue was tabled.

President's Message

We are happy with how things have gone in 2023. It has been, thankfully, a quiet year. The Abbe Springs Board of Directors has two responsibilities. The first is to maintain the covenants, rules and regulations and to attend to the HOA's fiscal accounts. The second is to maintain the HOA roads and advocate for upkeep and maintenance on the Forest Service Road. The President thanked Heather Kotula and Justin Karl for work on the Abbe Springs website. There will be openings for several Board Members in the next year and interested Members are encouraged to run for election to the Board in November.

Adjournment

A motion was made to adjourn. The motion was seconded and carried and the meeting was adjourned at 11:47 AM.

DATED: March 9, 2024

Minutes presented by:

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

Bruce Holsapple, Secretary

Minutes approved by:

A handwritten signature in dark ink, appearing to read 'PKC', is positioned above a horizontal line.

Paul Kotula, President

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