

Abbe Springs Ranches HOA Board of Directors

Quarterly Meeting Minutes, March 2, 2024

The first quarterly meeting of the Board of Directors (BOD) of the Abbe Springs Ranches Homeowners' Association (HOA) was called to order by President Paul Kotula on March 2, 2024, at 12:04 PM (MST), at Magdalena Village Hall in Magdalena, NM, directly after the Annual Membership Meeting. Also present were Marjorie Hlava, Leroy Bieber, and Bruce Holsapple, as well as one HOA member. Justin Karl attended by 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 to sign on Fiduciary Responsibilities and Due Diligence. 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). Justin Karl will email his paperwork to the Secretary.

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 14, 2024 Special Board Meeting Minutes as posted on the web site was approved unanimously.

Treasurer's Report

The 2024 Assessment Fee falls due today and there will likely be as many 26 members soon in arrears. The bookkeeper has already sent out a second invoice. The Vice President will send an updated draft of our courtesy letter to the President. The President will ask the bookkeeper for names of those not current (by March 15), and will mail the

short “reminder” letter to those members. On April 3, a list of members who remain in arrears will be sent to the HOA lawyer for a notice of intent to file a lien on their property. 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 and Paul will update our memorandum of agreement on FR 123 with Socorro County and the Forest Service.

Old Business

Revision of Rules and Regulations

Marjorie needs the signed copy of the revised Bylaws and would like an updated version of our agreement on FR 123 with the Forest Service for the proposed Operations Manual. She will also propose changes to the HOA Rules and Regulations, and the Board will review those before the BOD meeting in June.

New Business

Covenants

The HOA lawyer was consulted as regards our policies on land use, specifically, in terms of a query about commercial ranching by a potential lot owner. The HOA lawyer advised that there were no provisions in the Covenants that would prohibit the use of HOA for commercial ranching. There are, however, a number of practical problems which any prospective land owner should take into account, for instance, if livestock are allowed to roam freely, the rancher would need to lease public lands as well. If livestock are fenced, they would potentially become a nuisance to neighbors and consequently be in violation of HOA covenants.

The question of land use is made to the BOD on a regular basis and we will take this opportunity to address the issue in our Rules and Regulations. Apropos to revising our Regulations, the Vice President will draft a letter to the prospective rancher and circulate that draft to BOD for emendation and elaboration. Topics might include the use of land for an Air B&B or a Dude Ranch and the kind of structures we require on HOA properties.

Web Site

One member proposed to the President and Secretary a number of small changes to the HOA web site. The Secretary will forward that letter to the BOD for possible changes.

Annual Meeting Review

The BOD felt positive about the Annual Meeting. The presentation seemed well received. Several new members were in attendance.

Next Meeting


The Board will conduct its second quarterly meeting by Zoom on June 9, 2024 at 4:00 PM (Mountain). Pertinent information will be posted on the HOA web site.


Adjournment

The meeting was adjourned at 12:47 PM.

DATED March 9, 2024

Minutes presented by:



Bruce Holsapple, Secretary

Paul Kotula, President

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