

# Abbe Springs Ranches HOA Board of Directors

Quarterly Meeting Minutes, June 9, 2024

The second quarterly meeting of the Abbe Springs Ranches HOA Board of Directors (BOD) was called to order by teleconference (via Zoom) by President Paul Kotula, at 4:05 PM (MST). Also present were Leroy Bieber, Bruce Holsapple and Justin Karl. Marjorie Hlava was absent.

## **Secretary's Report**

A motion to accept the March 2, 2024 Board Meeting Minutes as posted on the web site was approved.

## **Treasurer's Report**

The President noted that we are on budget. Our income from the annual Assessment Fee was \$21, 148. Our expenses to date have been \$5,549. We have recently paid for liability insurance (with State Farm). Accounting fees are on target. We will soon have additional legal expenses. Seven accounts have been turned over to the HOA lawyer because of nonpayment of the Assessment Fee. Those accounts will now receive a thirty-day notice of our intent to file a lien on their property.

## **Road Report**

Our HOA roads are in good shape, but FR 123 needs grading. We will soon contact Hometown Construction to schedule our annual grading in the fall.

## **Old Business**

### **Operations Manual**

We have recently contacted the HOA lawyer about issues involving on the HOA policy on construction and land use. Paul has written and shared a general statement on land use for the Operations Manual. Bruce has provided Margie with signed copies of the revised HOA Bylaws as requested. As was decided in March, Paul and Leroy are to update our Memorandum of Agreement with the Forest Service and with Socorro County for the Manual. Marjorie will send the proposed changes to the Rules and Regulations to the Board for discussion (by email) in the coming months. Further discussion on the Operations Manual was tabled until Majorie could rejoin the discussion.

## **New Business**

There was no new business.

## **Next Meeting**

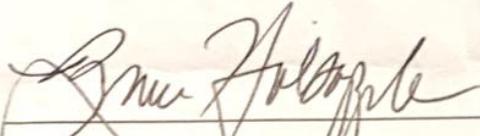
The Board will conduct its third quarterly meeting by Zoom on September 8 at 4:00 PM (Mountain).

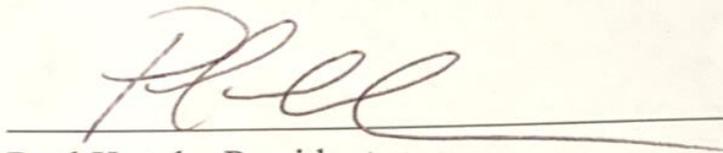
**Adjournment**

The meeting was adjourned at 4:25 PM.

DATED June 10, 2024

Minutes presented by:

  
\_\_\_\_\_  
Bruce Holsapple, Secretary

  
\_\_\_\_\_  
Paul Kotula, President

Approved via email by Director Justin Karl and Treasurer Leroy Bieber.