

Abbe Springs Ranches HOA Board of Directors

Quarterly Meeting Minutes, June 8, 2025

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 4:04 PM (MST). Also present were Bruce Holsapple, Marjorie Hlava, Justin Karl, and Barbara Walsh. Jennifer Shewell was absent.

Secretary's Report

A motion to accept the March 1, 2025 Board Meeting Minutes as posted on the web site was approved.

Treasurer's Report

The President reported that ten reminder letters were sent out to property owners about payments due and six responded. There are consequently four lot owners in arrears. One lot owner may not have received the invoice for the annual Assessment Fee, because of a misunderstanding about his current address, so he will be sent a second reminder letter. The other three accounts will be sent to the HOA lawyer for collection. They will receive a thirty-day notice of our intent to file a lien on their property. The President noted we are slightly under budget with legal and accounting services at this date, and slightly above budget on income. We have recently paid for liability insurance (with State Farm).

Road Report

FR 123 was recently graded. Jennifer reports that our HOA roads are in good shape. We will need to contact Hometown Construction soon, to schedule our annual grading.

Old Business

Nusenda

Paul, Justin and Bruce met recently at the Socorro branch of Nusenda and added Justin to the list of active signers (i.e. those able to sign checks) and removed the past Treasurer from the list.

Safe Deposit Box

As requested, Bruce visited First State Bank in Magdalena to check on the possibility of renting a safe deposit box there. He reports that there are none of adequate size available, and we are better served by staying with our box at Wells Fargo in Socorro.

New Business

Social Gathering

An HOA member at the Annual Meeting suggested, after the meeting, that the HOA should conduct a more sociable gathering for members to meet and talk with each other. He said he would be willing to organize such a meeting. The President suggested that such a meeting might be held after monsoon season and that the Board would be interested in sponsoring it. He asked that the Secretary write to that member and express the Board's interest in helping out. Information will be posted on the website if a gathering is scheduled.

Next Meeting

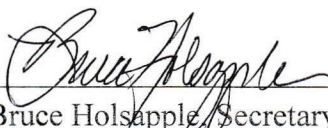
The Board will conduct its third quarterly meeting by Zoom on September 7 at 4:00 PM (Mountain). The link will be posted for interested members on the website.

Adjournment

The meeting was adjourned at 4:34 PM.

DATED June 10, 2025

Minutes presented by:



Bruce Holsapple, Secretary



Paul Kotula, President

Approved via email by Vice President Hlava, Treasurer Karl and Director Walsh.