

Abbe Springs Ranches HOA Board of Directors

Quarterly Meeting Minutes, December 14, 2025

The fourth 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 Vice President Marjorie Hlava, Treasurer Justin Karl, Secretary Bruce Holsapple, and Directors Barbara Walsh and Jennifer Shewell.

Approval of Agenda

A motion to accept the agenda as submitted was approved.

Secretary's Report

A motion to accept the September 7, 2025 Board Meeting Minutes as posted on the website was approved.

Treasurer's Report

The Board was not able to secure the HOA November YTD financial statements for this meeting, but there have been no major expenditures or deposits in November, consequently, the Board reviewed YTD statements from October 2025. As of October 31, the HOA was generally on budget. In September we paid \$2730 for bookkeeping services, and in October paid \$5960 to Hometown Construction for grading HOA roads.

There have been problems with Paypal. Two unidentified payments (on October 3rd and December 8th) were deposited in our bank account without notification. The Treasurer volunteered to review that issue (with the Webmaster) in the upcoming weeks.

The President reported that there are four members of the HOA in arrears, and three of those accounts have been turned over to the HOA lawyer. Those members will soon be sent a thirty day notice of our intention to file a lien on their property. The fourth member was not initially told of the Assessment payment due in 2025, because of address changes, and was simply notified about the invoice.

The Secretary, Bruce, voiced concerns about how the Board collectively communicates with contractors. There are times, he said, when he could not determine if a request from a contractor had been fully answered, because that request went out to several members of the Board, and no one member openly responded (within the communication chain). He requested a policy change. The Vice President, Margie, suggested that such a change would require a formal motion and vote. A motion was made and seconded, namely, that *when more than one Board member communicates with a contractor, it is requisite for all of the Board members involved to be sent copies of the communication chain, so that all*

involved know what has been said to date. The motion passed. (Justin stepped out of the room for an important phone call and missed the discussion and vote.)

Road Report

Jennifer presented the Board with a detailed (and remarkable) account of the condition of Abbe roads and culverts. She reported that HOA roads are generally in good shape but went over several potential problems, mostly with partially blocked culverts, and she made several recommendations. There was a full discussion, almost point by point. Three areas stood out. One section of Bear Road has partially washed out; it's passable but rough, and difficult to fix. Two, there are blocked culverts that require attention on Linda Vista. Barb volunteered to work on those and report back. Third, there is a sharp drop off on Camino del Sueno which needs to be monitored for erosion. Bruce and Jennifer will work that out. FR 123 has recently been graded.

Old Business

Elections

There will be two Board openings in March and a request for nominations to the Board was sent out to the membership by email and by postal mail. Nominations must be made by January 7, 2026. We will mail ballots in February.

New Business

Website

One member had difficulty navigating the website and finding documents and so complained. There were in fact three missing documents, and those have been replaced. The navigation problem was apparently caused by a problem browser.

Special BOD Meeting


The Board will conduct a special meeting by Zoom on January 11, 2026 at 4:00 PM (Mountain) to discuss the 2025 financials and prepare for the upcoming Annual Membership Meeting in March 2026. The link will be posted for interested members on the website.

Adjournment

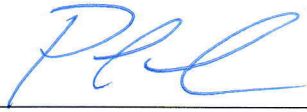
The meeting was adjourned at 4:59 PM.

DATED December 15, 2025

Minutes presented by:



Bruce Holsapple, Secretary



Paul Kotula, President

Approved via email by Treasurer Justin Karl, Vice President Marjorie Hlava, and
Directors Barbara Walsh and Jennifer Shewell.