

# Abbe Springs Ranches HOA Board of Directors

Quarterly Meeting Minutes, September 7, 2025

The third 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, Justin Karl, Barbara Walsh, and Jennifer Shewell. Marjorie Hlava was away.

## **Secretary's Report**

A motion to accept the June 8, 2025 Board Meeting Minutes as posted on the web site was approved.

## **Treasurer's Report**

Treasurer Justin Karl reported that there have been no major expenses over the summer and our finances are generally good. We have \$69, 575 at hand and \$79, 137 distributed in four CDs. Our net income was \$17, 413. However, we will soon have large invoices to pay for bookkeeping and for grading the HOA roads. The President mentioned that one member had successfully completed an extensive payment plan in the spring.

Because several members have paid their annual Assessment Fee in advance, the A/R has a surplus of \$101, There are currently four members who have been in arrears for over 90 days. It was agreed at the last Board Meeting to send three of those accounts to the HOA lawyers, so that they be sent a thirty-day notice of our intent to file a lien on their property. The fourth lot owner may not have received the invoice for the annual Assessment Fee, because of a misunderstanding about his current address, so that owner was to be sent a second reminder letter. Neither of these events occurred (for reasons not discussed), so the Board resolved a second time to send all four accounts to the HOA lawyers, in order that they be sent a notice of our intent to file a lien on their property. The President will arrange to have the bookkeeper produce invoices and forward those to the HOA lawyers.

## **Road Report**

There has not been much rain this summer and Jennifer—Director Shewell—reports that our HOA roads are in good shape, but that there were some problems on FR 123, because of runoff, and one culvert on North Spirit Way seems to be blocked. Bruce has scheduled our annual grading with Hometown Construction in October or November. Paul suggested that we should ask Hometown Construction to inspect Williams Way, but not to grade that road if it isn't strictly necessary. One lot owner complained last year that the annual grading results in making Williams Way dangerous, because the predominance of clay in the road bed. After a short discussion, it was agreed that Bruce would ask Hometown Construction not to grade that road unless they spot a problem.

## **Old Business**

### **Social Gathering**

The Secretary (Bruce) was asked to write to the lot owner who had suggested, after the Annual Meeting, that the HOA conduct a more sociable gathering for members to meet and talk with each other. As requested, Bruce expressed the Board's interest in helping out with such an event and suggested it take place in the fall, after monsoon rains. To date, there has been no response.

## **New Business**

### **Elections**

There will be two vacancies on the Board of Directors in March 2026. Nominations for election to the Board are made in the fall and ballots sent out to the membership in February with the annual invoice for the Assessment Fee. The term is for three years. All members in good standing are eligible. Bruce will send a proposed schedule and a notice about election procedures to the Board for discussion. He mentioned that the notice might be sent electronically if we have current email addresses, and by mail otherwise.

### **Next Meeting**

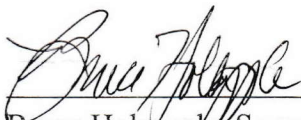
The Board will conduct its fourth quarterly meeting by Zoom on December 7, 2025 at 4:00 PM (Mountain). The link will be posted for interested members on the website.

### **Adjournment**

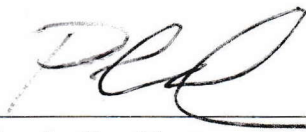
The meeting was adjourned at 4:50 PM.

DATED September 8, 2025

Minutes presented by:



Bruce Holsapple, Secretary



Paul Kotula, President

Approved via email by Treasurer Justin Karl and Directors Walsh and Shewell.