

Abbe Springs Ranches HOA Board of Directors

Quarterly Meeting Minutes, September 8, 2024

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 4:14 PM (MST). Also present were Leroy Bieber, Marjorie Hlava, Bruce Holsapple, and Justin Karl.

Secretary's Report

A motion to accept the June 9, 2024 Board Meeting Minutes as posted on the web site was approved.

Treasurer's Report

The President noted that three of the seven accounts turned over to the HOA lawyer because of nonpayment of the Assessment Fee are now current. The HOA lawyer and the BOD have negotiated a payment plan on two additional properties (with a single owner). The two remaining lots have been referred for liens. (One of those lots is on the market.) We recently transferred a three year CD (#16) to a one year CD (#19) to take advantage of better interest rates. We are close to being on budget, though legal fees are slightly higher than budgeted. (Some of those fees will be refunded.)

An issue emerged in regards to negotiating payment plans. The lawyers' fees are sometimes greater than the amount owed, and to date, the HOA is liable for the cost of having the HOA lawyer initiate a payment plan. It was decided to revisit this issue in December. (See also New Business). We will be paying for bookkeeping fees and road maintenance soon

Road Report

HOA roads are in good condition, though there are rough spots due to recent storms. HOA roads will receive an annual grading in November. Forest Road 123 is in considerably worse condition, but due to be graded on September 11. In a recent memo, the Socorro County Board of Commissioners listed FR 123 as being "4 miles" long. It is actually 11 miles long. Hopefully that error will be corrected, and they will grade the entire road, as HOA members Leroy and Susan Bieber immediately wrote to them about the error. Any members of the HOA concerned about the condition of FR 123 should contact the Socorro County Manager, Andrew Lotrich, at alotrich@co.socorro.nm.us and District 5 Commissioner, Ray Martinez, at rmartinez@co.socorro.nm.us.

Old Business

Operations Manual

Vice President Hlava sent Board Members a file of recent work on an HOA Operations Manual, and went over the contents. When discussing the Rules and Regulations, she proposed changes to Regulation #12, Procedures for Board Meetings. The original clause states "All matters requiring a board vote will be held in suspension until the director not attending the board meeting is able to cast his/her vote on the matter." The Vice President made a motion that the wording simply state that "All matters requiring a board vote be passed with a majority vote of those present at the meeting." That would entail there being a quorum. The motion was seconded and passed unanimously. The Board also agreed to revisit Regulation #13, Collection Procedures, in December, for possible changes to Board policy on payment plans. As mentioned, currently, lawyers' fees make that policy expensive to sustain. The Vice President concluded that the Operations Manual is close to finished and will be posted on the HOA members' web site for members to examine soon.

New Business

There was a short discussion of compensation for work and travel expenses, but no changes were proposed.

Next Meeting

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

Adjournment

The meeting was adjourned at 5:02 PM.

DATED September 8, 2024

Minutes presented by:



Bruce Holsapple, Secretary



Paul Kotula, President

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