

Abbe Springs Ranches HOA Board of Directors

Quarterly Meeting Minutes, December 15, 2024

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

Secretary's Report

A motion to accept the September 8, 2024 Board Meeting Minutes as posted on the web site was approved.

Treasurer's Report

The President noted there were currently two lot owners in arrears, and one of those is on a payment plan. The second will be turned over to the new HOA lawyer for collection. (He also noted some accounts have paid their Annual Assessment Fee in advance, but that the membership has not yet determined the amount of that fee.) The HOA has stayed close to budget this year. Paul recently met with the new HOA lawyer and delivered our files from the previous lawyer, who has retired. Net Income is currently at \$12,709.04. We will have new legal fees to pay soon, and have recently paid for the annual blading from Hometown Construction. We currently have one CD about to turn over.

Road Report

HOA roads are in good condition, and have recently been graded. There was no serious damage done by the monsoon season this year. Forest Road 123 is currently being graded, so it is in relatedly good shape. Leroy reports that the Socorro County Road Commissioner would like to meet with residents from Abbe Springs this winter and Leroy and Susan will arrange a meeting and notify anyone interested.

Old Business

Operations Manual

Vice President Hlava sent Board Members a file of her work on an HOA Operations Manual, and that will be posted on the web site for membership review and comment.

New Business

Elections

Bruce and our bookkeeper sent out a Call for Nominations to the Board of Directors to the HOA membership in November. There are three positions open. Deadline for nominations is January 5, 2025.

Safe Deposit Box

Bruce suggested we move our Safe Deposit materials from the box at Wells Fargo in Socorro to a box at First State Bank in Magdalena, and there was general agreement that we might do that, but no action plan was discussed.

Next Meeting

The Board will conduct a Special Meeting to discuss the 2025 Budget by Zoom on January 12, 2025 at 4:00 PM (Mountain). The Board will consequently send out an announcement for the Annual Membership Meeting, a ballot for vacancies on the Board of Directors, and an Invoice for the Annual Assessment Fee in February 2025.

Adjournment

The meeting was adjourned at 4:31 PM.

DATED December 16, 2024

Minutes presented by:

BH approved

Bruce Holsapple, Secretary

PK approved

Paul Kotula, President

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