

The Gardens on the Rio Grande Homeowners Association
Board Meeting Minutes
Los Duranes Community Center
4/4/2022, Monday 6 PM

Call to Order: 6 PM

Approval of Previous Minutes: Approved by consensus

Treasurer Report: **Reminder to Residents:** The dues has increased by \$25.00/quarter or \$100 a year.

Presidents Report: **REMINDER TO RESIDENTS:** In order to avoid sending out multiple emails about HOA business, please read through monthly board minutes when sent out.

Thanks to:

- Jeff for rapid response on the gate.
 - Marilyn and MaryPat for social planning.
 - Kevin for representing us at the Office of Neighborhood Coordination (ONC) lunch seminar on conflict resolution/management.
 - Gil and team for diligence on maintenance projects in the Gardens.
 - Shirley for her successful dog rescue mission (homes found!).
 - Jerry for his patience and support when our new bookkeeper hire fell through; and
 - Linda Roe for keeping up our financial records and agreeing to continue serving until we find a replacement.
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- HOA Annual/Special Meeting Record was filed with Office of Neighborhood Coordination
 - HOA Amendment to CCR's was filed with Bernalillo County
 - Digital copy of Amended CCR will be uploaded to the Gardens on the Rio Grande website in April - residents can download that along with any other HOA documents for their records
 - URGENT: Report of mailbox break-ins on Manhattan and possibly Aloysia reported today (April 4) by Gil; he has filed a police report as has our postmistress.
 - Residents are urged to check their mailboxes for signs of entry/damage and file a police report online at <https://www.cabq.gov/police> . USPS has been talking about replacing those two sets of boxes, and upgrading them to the one on Laguna Seca, which is more secure. Perhaps this will get them to replace the mailboxes now.

Committee Reports: No new committees to report on.

Social: Marylin met with Mary Pat. Options: morning coffee, after 5 wine, tapas night, progressive dinner night, croquet, horseshoes. A survey monkey will be sent out for

residents to comment and rate on social events they would like take place. Mary Pat will make a re-usable sign to put on the mailboxes to announce an event April 24th get together to be announced.

Landscape:

1. Spring cleaning is underway. Dethatching is complete in the north and south common areas.
2. Gravel areas on Laguna Seca, Cilantro and Aloysia have been sprayed with pre-emergent herbicide.
3. The sprinkler system was checked, and repairs were completed.
4. The sunk area in the southwest corner of the south common area has been filled. A sod cutter and a bobcat were rented to complete this task. The sod was cut and rolled. A hole was dug through four feet of sand to reach the caliche layer and the sprinkler was activated to check for inflow into the hole. No leak was detected. The area was filled and leveled. The sod was replaced.
5. Seasonal maintenance, such as branch and twig removal, is ongoing.
6. Gaylord Paving came to The Gardens on March 28 and inspected all the roads. The recommendation is that the cracks be sealed in October. Estimates are being prepared for the repair of three areas of the road. A note was made of a previous repair that needs attention and will be done under warranty.

Gates/Safety: On Saturday Jeff had to call the service company because both exit gates were malfunctioning. They were repaired by noon and the following was reported:

- Manhattan gate - safety sensor
- Mountain gate - adjusted, but also might be the road sensors.

He measured and will give us a quote to replace the coils in the road on Laguna that sense the traffic. They are the originals. May not need to do right away but will have the quote.

West Old Town:

Old Business:

1. Resident question regarding when the roads are projected to be totally resurfaced. **Can go for years without being replaced.**
2. Resident question regarding how the cost will be allocated to the community when the road is resurfaced. **Special assessment and a loan can be taken out for the rest of the funds when and if it's needed.**
3. Resident question regarding what new landscaping projects are being considered and when will the details and projected costs anticipated to be discussed. **There are no plans for improvements that are outside the budget that was approved for 2022.**
4. Resident question is there an appetite on the part of the residents to pay higher dues in anticipation of meeting the cost of the road replacement with funds in reserve. **No, but income is at the bare minimum to support what we are doing. Dues may need to be increased again by 10% next year.**
5. Resident wondering when and if we anticipate another dues increase. **Dues will likely be raised again in a year.**

New Business:

1. Should the community have a vision statement for the entire community? **Kevin will begin writing up a vision statement for the community.**
2. Mistletoe becoming a problem and can kill a tree in 10-15 years and spread easily: Click

on this link [Mistletoe](#) regarding mistletoe and trees. So far, the mistletoe is on private resident property.

Open Forum:

Reminder about sidewalks buckling on Aloysia near Laguna Seca and Cilantro
Kevin attended the conflict resolution seminar by Dr. Rudy Garcia. Kevin learned that many suggestions are things that we are already doing.

Conflict prevention:

Meetings should be conducted in a manner that concerns can be addressed.
HOA's should have sound bylaws and regulations and update periodically.

Conflict resolution:

Do whatever you can to reduce emotional overload. If there is a disagreement meet over coffee, or lunch and avoid interruptions, name calling or stereotyping.
The conflicted party must be listened to, but the board needs to stand up for what the board needs to do. If still unresolved mediation would be necessary.

Adjournment: 7:10pm

Respectfully Submitted,

Shirley Hosler