

**The Gardens on the Rio Grande Homeowners Association
Board Meeting
201 Manhattan Pl NW
April 1, 2024, 6 PM
Monday**

Attendance:

Debbie Smith President, Gerri Rivera VP, Jerry Simon Treasurer, Shirley Hosler Secretary, Jesse Scott & Matthew Peterson City Engineers, Tom and Marlo Maxson,

Approval of Previous Minutes: approved.

Treasurer Report

Bank account as of (2/3/24)

Checking	\$38,356.89	
Landscape Maintenance	\$2,284.89	
Undeposited Funds	\$7,035.00	
Operating Fund		<u>\$47,676.78</u>
Road Reserves CD 1	\$79,668.45	
Road Reserves CD 2	\$0.00	
Road Reserves Savings	\$500.71	
Road Reserves Total		<u>\$80,169.16</u>
Total All Accounts		<u>\$127,845.94</u>

Significant Expenditures

Upcoming Large Expenditures: Sidewalk repair

Old Business:

1. Change in Covenant procedure:

Action: Debby will rectify the content on the covenant and bring them to the city office for recording.

2. Signs on mailboxes for reminders of dues will be placed on the mailboxes prior to payment due.

Action: Jerry Simon will lead this service for the community.

3. Discussion of an Idea: Fence for a dog social in the open space:

A portable snow fence (type) would be used to partially fence off a contained area for an allotted period (2 hours) if interested neighbors want to bring their dogs for playtime party. It could be placed in either commons area away from houses. The date and time would be pre-approved and placed on the calendar so the neighborhood would be aware of the event. Neighbors who would be affected would be asked ahead of time regarding placement. The same policy and forms that are being used currently for parties and other events in the common areas would apply.

Discussion: other dogs in the yard would be aggravated and neighbors would be affected by all the barking, and it presents a liability.

A discussion regarding legality and liability preceded and it was decided to table the idea until the liability issue can be researched.

Action: Marilyn will research the liability issue with our insurance company.

The Gardens will and must abide by the Albuquerque Municipal code:

“Albuquerque Municipal code 9-2-2-2 (A) states that all animals, other than wild animals not owned by any human, must be always restricted by either a secure fence, secure facility, secure enclosure, secured in the back of a pickup truck, inside a vehicle with proper ventilation, or be on a leash no longer than eight feet long. The person holding the leash also needs to be able to control the animal”.

4. Landscaping: minor projects will be upcoming. The sprinkler system will be operable for another 20-30 years. Sprinkler heads are being replaced.

New Business:

- 1. Discussion:** City engineer update on the construction at the Bio Park Farm: Overview handouts of the design were passed around. New gravel will be laid to match Sky Gross and Gil Archuleta property once this phase is complete. A few dead cottonwood trees will be removed, and bushes will be placed to help screen the areas around the Gardens community. The botanical garden will likely budget additional fence screening soon as part of the second phase.

The engineers were queried if the botanical engineers and the city water authority would coordinate at the completion of the project so the water in the community can be retested after the pipes are replaced.

Discussion: south acacia coyote fence was removed and replaced by the fence: Jesse stated he would follow up and have the gate replaced to prevent coyotes entering the community.

Action: Marlo will follow up with Jesse re: the gate for the acequia.

- 2. Discussion:** Mountain Gate is closing on trucks and cars.

Action: Debby will contact Jeff

3. **Discussion:** Speeding and people entering the gates who do not live in the Gardens.
Action: Remind the community that: Temporary codes must be given to construction or other home workers so entrance can be tracked. If a resident is concerned his/her code may be compromised, please contact Jeff Hanson at jhanson@comcast.net or 505-440-3323

4. **Social Save The Date:** The next ladies night social will be at Gerri Rivera's home on May 16th Time to be announced later.

Adjournment: 7:20 The Next meeting will be at Debbie's house May 6th at 6PM