

**The Gardens on the Rio Grande Homeowners Association
Meeting of the Board of Directors
Monday, May 22 2017
6:30 pm – 409 Cilantro Lane NW**

The meeting was called to order at 6:33 p.m.

Board members present: Paul Brewer, Sky Gross, Jody Harris-Booher, Dan Morgan, and Jerry Simon

Guests in attendance: Millie Meyer, Wyatt Booher, Jeff Hanson, and John Cooper

The Agenda was approved as drafted. There were no additional topics added. April Board Minutes were approved.

Officer and Committee Reports

President's Report:

- Board meetings will continue to be held the second Monday of each month at 6:30PM
- Shirley Hosler has graciously volunteered to post documents as needed to the HOA website.

Treasurer's Report:

Nearly all residents are current on their HOA dues. Late fees are charged to those households not paying by the 15th of the month following the quarter(s) in which payment is due. We saved over \$1,000 by calling a locksmith to fix the lock on the pedestrian gate at the Mountain entrance as the lock had been malfunctioning do to incorrect installation when it was purchased from Gate-It.

Landscape Contract Manager's Report

All landscape work by Desert Paradise (DP) was performed in accordance with contract requirements. Dave Herstedt will meet with DP to determine two trees that can be planted at the postage stamp to replace the two Elm trees removed last year.

Gate Keeper's Report

Jeff Hanson reported that gate cards and clickers have been sold. There was a report that the Manhattan gate must be approached within 2-3 feet for it to open with a clicker. The board discussed further and decided to keep an eye on it for now to avoid the maintenance fee Gate-It would charge if they came out (and may not solve the problem).

Old Business

209 Manhattan no longer has renters but has been placed on the market for sale.

The dead tree in South Commons Area was discussed. Jody made a motion and Sky seconded the motion to approve payment for the removal of the large tree. Based on previous estimates it is expected to cost +/- \$700.00. The motion passed unopposed. Paul will contact Dave to get a final estimate.

New Business

Because several houses are currently up for sale, the board discussed the importance of contacting the listing agent about the HOA regarding our CC&Rs and Bylaws. Sky Gross will draft an email to the listing agent for board review.

West Old Town Neighborhood Association (WOTNA) – individual and community membership was discussed. Current dues are \$10 per year per person. A volunteer from our association is needed to commit to attending WOTNA meetings.

Mosquito Problem - It was noted by several board members that there is an excess of mosquitoes to the point that one cannot be in their back yard without being bit by several mosquitoes. The city of Albuquerque Environmental Health Department predicts a severe mosquito season due to flooding in the Bosque. The board decided to reduce watering on the NCA. This may cause a few small brown patches. In addition, the board resolved to contact the city Environmental Health Department to spray the common areas and the ditch. Dan said he would send literature on Bat houses to board members.

Security Committee Gate Code Policy Review – Millie Meyers presented two versions of a new gate policy prepared by the Neighborhood Security Committee. One proposed policy requires the gates to be closed at all times. The other policy allows for open gates during open houses only. The Security Committee members recommended the always-closed policy. After discussion, Jody made a motion to implement the always-closed gate policy effective August 1, 2017, Sky seconded the motion. The motion passed unopposed. Dan requested that the final gate policy documents be combined into one file. The Board thanked the Security Committee for all their hard work and dedication to improve the safety and security of the neighborhood.

Manhattan Gate Telephone Entry - Jerry will call Century Link to get a phone line at the Manhattan gate that can make long distance phone calls at no charge for homeowners who have out-of-area phone numbers.

The Security committee Picnic - requested \$150 for hamburgers and hotdogs for a neighborhood picnic to be held June 3rd at 5pm. John cooper will provide a grill. Wyatt will write up an announcement to be sent to members this week.

The Security Committee Tour - briefly went over changes to the perimeter of the neighborhood that should be considered to improve security. It was decided that the board will take a tour of the neighborhood with Wyatt Booher and John Cooper to view areas where changes are proposed. This tour will be held at 10am on May 27th for any member that would like to join the tour, which will convene at the Mountain gate. The board will discuss and vote on proposed changes at the next meeting June 12th.

Open Forum: Board member will review Covenants with respect to parking rules within the community and be ready to discuss at the June 12th meeting.

The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Jody Harris-Booher
Secretary