

**The Gardens on the Rio Grande Homeowners Association
Meeting of the Board of Directors (Board, BOD)
Monday, November 13, 2017
6:30 pm – 409 Cilantro Lane NW**

The meeting was called to order at 6:35 p.m.

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

Guests in attendance: Gerri Rivera, Gil Clarke, Wyatt Booher, Dave Herstedt, John Cooper, and Judy Muller.

The Agenda for meeting and Board Minutes from October meeting were approved as drafted.

Officer and Committee Reports

Treasurer's Report:

- Late assessment (dues) penalty fees are charged to those homeowners not paying their invoice by the 15th of the month they are due.
- Invoices for assessments (HOA dues) are sent out by the HOA accountant. The HOA accountant requested that notification of who should be assessed a late fee come from the Board.
- The Board delegated the responsibility of notifying the accountant who should be assessed a late assessment to the HOA Treasure.

Landscape Contract Manager's Report:

- All landscape work by Desert Paradise (DP) was performed in accordance with contract requirements during reporting period.

Gate Keeper's Report:

The HOA gate maintenance contractor, Gate It, reported to us that the Manhattan exit gate configuraton was dangerous and a liability. The dangerous condition is the result of the exit gate actuator arm passing through a slot in the gate fence that could cause serious injury or death. This is a new recommendaton of the gate industry due to incidents with gates in this configuration. The board agreed to have Gate It come out and secure the gate in the closed postion, or remove the slotted fence panel, until the situation is remedied.

Old Business

Several Covenant Violations have been brought to the attention of the BOD. Complaints received to date will be addressed, by letter, by the Board with each affected homeowner individually. Letters will be specific to the section of the covenant or By-Law (governing document) that is being violated with a request that each violation be rectified.

It should be noted that the Board does not go looking for violations however, if a complaint is brought to the Board, the Board is responsible for adjudicating the complaint and, if necessary, pursuing the matter until the violation is rectified and brought in compliance with governing documents.

New Business

The 2018 HOA budget process was started and will be completed at the January 8th board meeting prior to the February Annual Meeting.

The meeting adjourned at 8:22p.m.

The next board meeting is scheduled for Monday, January 8, 2018 at 6:30 PM at the Booher's residence.

Respectfully submitted,

Jody Harris-Booher
Secretary