

Gardens of the Rio Grande Homeowners Association Board Meeting

Board Members Present: Kim Fusselman, Marilyn Showalter, Gil Clarke, Chris Bigge

- The Annual Meeting of all Gardens on The Rio Grande homeowners is cancelled due to the Covid 19 Pandemic. (Nominations for Board Members are accepted at any time.)
- 2021 Quarterly dues were raised to \$250 (1.6%) by unanimous vote of the HOA Board.

Some residents were concerned about the dues increase.

The Board decision to increase dues was partially made to offset the 5% raise to Amado and John for landscaping maintenance beginning January 2021. The raise is to reward the excellent work they do for the community and the savings that is obtained by their doing hard, time consuming tasks, "heavy lifting" and hauling that would otherwise require contracting out.

The small dues increase to \$250/Quarter should make it easier for people to track and will offset about 40% of the increase expense for landscape maintenance.

Annual fixed expenses for the community will go up approximately \$630 after these two adjustments.

- The raise in annual maintenance fees is authorized in the CCR’s Maintenance Assessments (Section 6.03.e): “the maximum maintenance assessment may be increased each year not more than 10% from the previous year without a vote of 2/3 of the Members...”

Treasurer’s Report (Jerry Simon)

Bank Accounts (as of 11/29/2020):

- Checking \$34,250.89
- Landscape Checking 1,093.76
- Undeposited Funds 0

Operating Fund **\$35,344.65**

- CD \$0
- Savings \$56,869.28

Road Reserve **\$56,869.28**

Upcoming large expenditures: Road Sealing

Landscape Report November 2020 (Dave Herstedt)

- The primary landscape work conducted was leaf and debris removal. Numerous truck and trailer loads of leaf and debris were hauled to the Albuquerque organic debris recycle facility.
- The irrigation systems were activated manually and monitored with all systems operational. Watering was cut back to 2 times a week, with each zone running 30 minutes, which is congruent with City of ABQ recommendations.
- Weeds were hand pulled throughout the development. Grass areas were mowed and all edges trimmed (most likely the last time in 2020) throughout the NCA & SCA.
- The pivot points of the Mountain gates were greased.

Respectfully Submitted,

Christopher Bigge

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