

Gardens of the Rio Grande Homeowners Association Board Meeting 6 April 2020
Virtual Board Meeting due to Covid 19 and Social Distancing

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

Special HOA Assessment Due by May 1: *The \$250 special assessment approved at the 2020 Annual HOA meeting for replacement of the Manhattan Gate is due before May 1.*

\$50/month late fee for unpaid assessments

Landscape Report (Dave Herstedt)

The Manhattan Gate Rebuild: Gate-It Access will hopefully start the construction on Monday, April 6, 2020. The week of April 12 – 17, 2020 is the target date for the gate installation. During the gate installation residents must use the Mountain gate system.

- 1) Contacted State Officials at the Governor's office who informed us that landscape maintenance is considered essential work. Maintaining the 3 water wells and the extensive irrigation system is critical to the HOA operation and the well-being of our neighborhood. The New Mexico website states: **"Infrastructure operations including, but not limited to, public works construction; commercial and residential facility construction and maintenance;"**
- 2) The landscape maintenance team held numerous meetings to discuss the Corona Virus and safe practices: social distancing, the wearing of PPE & masks, hand cleaning, not touching metal objects (gate code boxes, gate handles, well locks, etc.) bare handed, etc. Always practice safe procedures: use hand wipes, wash hands whenever potentially contaminated items are contacted, keep hands protected with gloves as much as possible, and not ever touching hands to the face. We ask that residents practice social distancing rules whenever you are near our landscape team.
- 3) During this spring's abundant and healthy crop of weeds, our Landscape maintenance team has been concentrating much of their work on weed control. Scott's Weed and Feed was applied to the grass areas, Pendulum (a pre-emergent herbicide) has been applied to all landscaped rock areas. Weeds were hand pulled throughout the open space areas that include: The PS, the North and South ditch banks open spaces, LSL, NCA, SCA, along Mountain Road including the gate area, and the Manhattan gate area.
- 4) Grass areas will be mowed and trimmed for the first time in 2020 - April 9 & 10.
- 5) Grass areas were watered twice per week for 20 minute durations. Plants were watered on March 6. During this month, there were some very nice gentle rains that were good for our plants, and unfortunately the weeds as well.

6) Dirt was added to level and widen the ditch access to the SCA. 7,000 pounds of pea gravel was spread southward on the ditch bank road to the SCA. We now have gravel from Aloysa to within 20 feet of the Bio Park fence.

Our landscape maintenance team by chance happened to meet with Laurence Ortero of the MRGCD who was inspecting the ditch in early March. He stated that the entire area along the ditch bank “looks way better than 5 years ago.” He further said that the MRGCD knows how hard we have worked on the roadway. He said that out of respect he would not drive his truck through the gate at the Bio Park so as to not muddy and mess up our gravel that we have spread to improve the area. The neighbors on the East side of the ditch told John and Amado that the gravel has helped to keep the dust down when the wind blows through the area.

Treasurer’s Report (Jerry Simon)

Bank Accounts (as of 4/4/2020):

Checking	\$38,889.62	
Landscape Checking	\$2,683.83	
Undeposited Funds	\$984.00	
Available for Spending		<u>\$42,557.45</u>
CD	\$45,661.64	
Savings	\$5,513.78	
Road Reserve		<u>\$51,175.42</u>
Total All Accounts		<u>\$93,732.87</u>

Upcoming large expenditures:

- Replace Manhattan Gate with light: approximately \$17,000
- Transfer \$5,000 from checking to savings for annual long term heavy road maintenance (replacement) reserve funding

Special Assessment (\$250/lot voted on and approved at Annual Meeting) Due May 1, 2020:

As of 4/4/2020 32 residents have paid the special assessment.

Approximately 15 quarterly dues are not paid as of this report. Late fees are assessed if payment not received by the 15th.

Treasurer Recommendation:

- \$50.00 late fee if special assessment payment not received by the due date
- Lien on property if not paid by June 1, 2020
- Use lawyer and add all expenses to homeowners account
- Tape a small flier on the 3 mailboxes with reminder about the special assessment

Suggestion:

- Put up bulletin board at the 3 mailboxes (small) to post neighborhood news, events, reminders. It could be on a post with a small piece of plywood to attach fliers.

Road Work:

- Sealing cracks and repair of damage areas was completed (paid in full, \$\$8,580.
- Comments were received from membership that the roads have not been sealed for several years and with the recent road work, the present is an ideal time to seal the roads to protect the work that was done and preserve the roads. Sealing the roads was discussed at the annual meeting. Current finances are tight. Sealing the road will be reevaluated after the second quarter based on member comments and Gardens fiscal condition.

Gate Replacement

Gate-It provided a drawing of the Manhattan Gate replacement for evaluation by Dave Herstedt and the Board. Briefly, the drawing describes swing gates 18 feet wide rather than the 20 feet wide gates that were discussed.

The drawing shows that a 20 foot egress gate is difficult to achieve. Having both gates the same dimensions is more cost effective. Final discussion/decision on the plans and installation of the Manhattan Gate should be available soon.

Meeting Adjourned.

Respectfully Submitted,

Christopher Bigge

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