

**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

**Manhattan Gate Special Assessment is due prior to May 1: A \$250 special assessment fee** to replace the Manhattan Gate is due May 1. The Gardens membership approved the Special Assessment at the 2020 Annual HOA meeting, established a 90 day window for payment of the assessment and a penalty for late payment of \$25/month.

As of 4/4/2020 32/59 residents have paid the special assessment.

The week of April 12 – 17, 2020 is the target date for the Manhattan gate installation.

**Weeds:** Rapid growth of weeds this Spring is causing some front yards to appear uncared for. Removal of weeds can be done with hand tools or by hand, or with use of EPA-approved herbicides (use care to limit personal exposure).

*In the Restrictions, Covenants and Conditions: Article 7–Duties and Responsibilities of Owners; Section 7.03 Each Owner shall maintain the landscaping on his lot in a neat and attractive manner.*

**Landscape Report (Dave Herstedt)**

**The Manhattan Gate Rebuild:** Gate-It Access should start construction on Monday, April 6.

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.

**Weed control.** Scott's Weed and Feed was applied to the grass areas, Pendulum (a pre-emergent herbicide) was applied to all landscaped rock areas. Weeds were hand pulled in 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.

The Landscape Committee has inquired about the following for possible use by the Gardens:

Avenger Organic Weed Killer

Mole Repellent

**Grass areas.** Mowing and trimming scheduled April 9 & 10. Grass areas were watered twice per week for 20 minute durations. Plants were watered on March 6. (There were some very nice gentle rains during this month.)

**Access to the SCA.** Dirt was added to level and widen the ditch access to the SCA, and 7,000 pounds of pea gravel was spread southward on the ditch bank road to the SCA. Gravel extends from Aloysa to within 20 feet of the Bio Park fence.

Laurence Ortero of the MRGCD stated that the entire area along the ditch bank has improved greatly over the past 5 years. ” He will not drive his truck through the gate at the Bio Park so as to not muddy and mess up our gravel. The neighbors on the East side of the ditch reported to John and Amado that the gravel has reduced dust when the wind blows through the area.

Dave contacted State Officials at the Governor’s office regarding landscape maintenance as essential work. It is essential to maintain the 3 water wells and the extensive irrigation system for 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;**”

The landscape maintenance team met numerous times to discuss the Corona Virus and safety practices. ***The Landscape Team asks residents to respect social distancing rules and use safe practices whenever you are near our landscape team.***

**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>

**Immediate 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

**Quarterly Dues:** Approximately 15 quarterly dues are not paid as of this report. Late fees are assessed if payment not received by April 15<sup>th</sup>.

**Additional Information:**

Sealing the road will be reevaluated after the second quarter based on member comments and Gardens fiscal condition. Current finances are tight.

Bernalillo County assessor' plat shows that The Gardens HOA owns the easement for the irrigation ditch. The Board will evaluate improved fencing on the east end of the north ditch to impede access by fence jumpers.

Delores Kaehr reported that while working in her backyard a trespasser on the ditch asked for money or cigarettes.

*Carol Jones, 2805 Aloysia Ln NW, passed away this past week. Carol bravely endured ALS until the end.*

Respectfully Submitted,

Christopher Bigge

505 Cilantro Ln NW