

4 May 2020

Gardens of the Rio Grande Homeowners Association Board Meeting
Teleconference Board Meeting for Social Distancing

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

Replacement of the Manhattan Gate and installation of a light was completed. The new gate has much greater strength than the old gate and has a wider opening that meets current gating standards.

Most residences removed weeds from their landscaping as required by the CCR's. There are a few dead/dying trees that should be removed. The Board suggested the use of a preemergent before the growing season to reduce weeds (Lawn Services may be useful). *The most recent Landscape Maintenance Policy (June 2016) is attached for reference and as an explanation for Owner Responsibilities.*

Timing of Large Future Projects shall be determined: Sealing the Community Roads and Replacement of Mountain Gate. Please share any opinions or suggestions with the Board.

Gardens HOA Treasurer Report:

Bank Accounts (as of 4/29/2020):

Checking	\$44,622.37	
Landscape Checking	\$2,578.63	
Undeposited Funds	\$2,884.00	
Available for Spending		<u>\$50,085.00</u>
CD	\$45,761.41	
Savings	\$5,513.78	
Road Reserve		<u>\$51,275.19</u>
Total All Accounts		<u>\$101,360.19</u>

Significant Expenditures:

\$474.65 Bookkeeping

\$2,625.14 Landscape Maintenance (Amado and John) recurring monthly

Upcoming large expenditures:

- Replace Manhattan Gate with light: approximately \$17,000
- Mountain Gate Battery Backups \$448.22
- Transfer \$5,000 from checking to savings for annual long term heavy road maintenance (replacement) reserve fundin5

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

As of 4/29/2020 nearly all residents had paid the special assessment.

Landscape Report April 2020

- Mow Grass and trim all grass areas: April 10 & 11, 16 & 17, 23 & 24.
- Hand Pull (or weed whack as necessary) weeds LSL, Mountain Road and Gate areas, PS, Ditch Bank each week.
- Repair damaged 6" x 6" post at mailbox along LSL that had been driven over.
- Paint, stain and repair the top plates on all road markers on 4/17, 4/23 & 4/30.
- Irrigation System: 4/24
 - Install 10 new railbird sprinkler heads to replace worn out sprinkler heads in the NCA.
 - Inspect and monitor entire irrigation system.
 - Replace 1 solenoid in the NCA.
- Replaced LED bulb at the Mountain Gate Lamp.
- Weekly debris cleaning and removal throughout the neighborhood during all of April

Board Architect Approvals

- Patio Custom Steel Shade Patio at 2808 Aloysia Lane (M. Gamlen and J. Wilson)
- Replace Air Conditioning unit and modify parapet wall to meet Albuquerque building codes at 2634 Aloysia Lane.

Respectfully Submitted,

Christopher Bigge 505 Cilantro Ln NW