

5 October 2020

## **Gardens of the Rio Grande Homeowners Association Board Meeting**

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

The Gardens Board wishes to thank Garden residents that trimmed trees and vegetation near common sidewalks; walkways are free of obstruction.

***Garden Residents are asked to volunteer*** for membership on two committees and additionally to stand for election to the Board at the annual meeting (2021):

Architectural Committee – evaluate resident plans for new structures and improvements to their property. Gil Clarke and Jerry Simon head the Architectural Committee.

Landscape Committee – help alleviate some of the managerial/oversight burden that Dave Herstedt carries entirely on his shoulders; maintenance of the common areas, trees, shrubs and debris.

*Volunteer efforts and Community Participation significantly reduce Quarterly/Annual dues for the Gardens. Without volunteers for the Board and HOA Committees, professional management would be required and annual dues and fees would be much higher.*

The Board recommends that the Gardens on the Rio Grande reestablish the Gardens website. Actions by Marilyn Showalter and Shirley Hosler (in process).

**Treasurer's Report** (Jerry Simon) The Balance Sheet (Sept 30, 2020) and the Profit & Loss statement (July through September 2020) are attached as PDF files on e-mail notification.

Checking (Business \$33,422.62; Landscape \$1,271.78)	Savings (Market Rate	
\$10,514.22)	Savings (CD Account \$46,257.04)	Undeposited Funds (\$4,182)

**Total Current Assets: \$95,647.66**

**Road Sealing:** The plan is to seal the roads this winter to lengthen their useful lifespan and maintain their quality. A bid will be obtained from Gaylord Paving.

A fly in the ointment is that prior to the pandemic the Botanical Gardens marked the roads at Aloysia and Laguna Seca; the head of the Botanical Gardens has left, and no one currently at the Botanical Gardens knows what had been planned.

Negotiation with the city is needed. Gil Clarke has contacted several people with the city and each has kicked the can down the road without answers. A recommendation was made to engage Mayor Kellar's office. The Gardens would like to seal the road and have assurance that if Botanical Gardens/ABQ were to tear up the road for their project that the roads would be resealed at city expense. Pictures of the road will be taken as a precaution.

**Note: the October Board Meeting was convened to address concerns of potential new residents of the community. The minutes address some of their concerns and not intended to cause anxiety of current residents/property owners.**

The Board reviewed and discussed several Articles and Sections of the Garden CCR's. Among these were sections of Article 3 and Article 5.

**Article V Section 7:**

in the absence of a Board meeting, the Board retains the right to take any action with unanimous written approval by Board members.

**Article 3** describes building setbacks for new construction.

Section 3.02.d says that no mobile home, motor home, RV, camper, trailer, boat or similar shall be kept, placed or maintained unless enclosed within a standard garage.

No vehicles shall be parked for repair, reconstruction or storage outside of a garage.

**CCR's 5.01 c: Architectural Control Committee**

Gil Clarke and Jerry Simon were officially designated to head the Architectural Control Committee according to the rules stated in the CCR's. The Architectural Committee has the right and power to disapprove any plans, specifications or details submitted.

**5.03: Powers of the Association**

The Board can commence and maintain actions and sites to restrain and enjoin any breach or threatened breach of Subdivision Restrictions and to enforce by mandatory injunction all provisions. No fines are stipulated, but the Board can sue and obtain injunctions to halt infractions.

Respectfully submitted,

Christopher Bigge

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