

2 November 2020

## Gardens of the Rio Grande Homeowners Association Board Meeting

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

**Residents Present:** Dave Herstedt

**Quarterly Association dues will be raised to \$250/Quarter beginning January 2021.** (Quarterly dues have been \$246.)

The Gardens Annual meeting is postponed (usually in February) due to the Covid 19 Pandemic. A new date for the Annual Meeting cannot be established until the state of New Mexico opens. Under current conditions, having 50 – 100 people in a room for 2 – 3 hours poses unacceptable risk.

Three HOA Board seats will be up for election this year (nominations open any time).

The Gardens on the Rio Grande web site has been restored (Shirley Hosler). Covenants and essential governance information is available. Minutes and announcements will be added as they become available.

The pedestrian gate was not closing properly. Dave Herstedt fixed the spring on the pedestrian gate at the Mountain entrance. A pin holding the spring apparently had fallen out. Pedestrians using the Mountain Gate are urged to use care, be gentle, to assure that the spring/pin remain functional. Closing too hard causes it to malfunction.

Residents with dogs are reminded that it is **essential to pick up after your dog**. Resident complaints of poop in the Common Areas continue to be lodged.

**Treasurer's Report:** Jerry Simon as of 10/31/2020

Our CD matured 10/22/20. The CD was not renewed. Funds were put into savings account/long term heavy road maintenance fund for when the road needs to be completely redone.

Checking	\$36,896.62	
Landscape Checking	1,159.26	
Undeposited Funds	0.00	
Operating Fund		\$38,055.88
CD	0.00	
Savings	\$56,869.28	

Road Reserves	\$56,869.28
<b>Total All Accounts</b>	<b>\$94,925.16</b>

Significant Expenditures:

Website Renewal & 2 year subscription	\$338.85
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Upcoming large Expenditures: Road Sealing (2021 while still cold)

The Gardens HOA Board proposed that Late Fees for Association dues be raised to \$50/month. The raise in Late Fees will be placed on the Annual Meeting ballot (date to be determined).

**Landscape Report:** Dave Herstedt

The Board determined that Desert Paradise (Amado and John) shall receive a 5% pay increase in 2021.

September 2020: All regular landscape duties were completed (grass cutting, edge trimming, weeding (Laguna Seca/ditch banks/Postage Stamp/South Common/North Common), trees pruned, debris removed, sprinklers repaired (North Common). Scott's Winter Guard applied to grass areas in South and North Commons. Mountain Gate greased. Railroad cross ties (10 of 16) were installed at the South Common access road project

October 2020:

Oct 1,2 – Well #1 in the North Common lost pressure as a result of a major leak in the PVC piping directly under the well head. Amado and John hand dug the soil under the control valve box and under the 8 inch concrete slab to locate the broken piping. They purchased piping, connectors and necessary supplies and completed the piping repairs for Well #1. Three Maxi Paw Rotor Rainbirds were also purchased to replace damaged sprinklers.

**(Total cost at Neumark Irrigation for Rainbirds and Well repair = \$90.22).**

Oct 8 – Landscape team conducted testing and inspection of NCA Well #1: no leaks were found. The repair increased water pressure and improved water sprinkler coverage. The piping under the well head was packed with more than a cubic yard of sand to prevent future damage to the PVC piping. Removed soil was put back to complete the fix. Excess soil was wheelbarrowed for the South Common Access project.

Major duties for October were leaf and debris pickup. A large trailer and pickup load of leaves were taken to the ABZ organic recycle center (Oct 29). The final grass cutting/edge trimming was completed (Oct 30).

Oct 16, 22, 23 -The Landscape team met with Nico Dayan to discuss his swimming pool project. They moved 178 full landscape blocks and 8 half blocks from the Dayan residence to the South Common access entrance. They prepared soil for the landscape installation and installed the landscape blocks (178 full/6 half blocks).

Respectfully Submitted,

Christopher Bigge

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