

**The Gardens on the Rio Grande Homeowners Association
Los Duranes Community Center
10/5/2022**

Attendance: Debby Smith, President, Gil Clarke, Landscape chair, Jerry Simon, Treasurer, Marilyn Showalter, member at large, Timothy Ross, homeowner, Kevin McCusker, Vice President, John and Judy Cooper, homeowners. Shirley Hosler, Secretary

Call to Order: 6PM Meeting was Adjourned at 7:15

Approval of Previous Minutes: Approved by acclimation

Treasurer Report: Bank Accounts (as of 10/01/2022):

Checking	\$31,637.50	
Landscape Checking	\$2,988.45	
Undeposited Funds	\$2,751.67	
Operating Fund		<u>\$37,377.62</u>
Savings (Road Reserve)	<u>\$61,880.80</u>	
Road Reserve		<u>\$61,880.80</u>
Total All Accounts		<u>\$99,258.42</u>

Significant Expenditures upcoming: Road Repairs, External financial review

*Several checks from homeowners dues have bounced in the last year... bank charges that are incurred as a result of a bounced check will be added to the invoice of the resident/residents responsible for the bounced check.

Social Committee: Nothing on the books yet but a notice will go out after the fiesta for an upcoming event.

Landscape Committee: Logs in the south commons will be removed very soon. Fertilization of commons areas will occur this month. Repairs to a feed line, some sprinkler heads were replaced and removal of debris also transpired in the south commons. Events in the south commons went well. The contract for landscaping is not based on hours but based on the work that needs to be accomplished and all is on schedule

Day of the Tread October 23rd will clog up mountain road with bikes so everyone is aware.

Architectural Committee:

2 companies Senergy elastomeric/Dryvit pamphlet to show earth colors that would be approved. Shirley and Marilyn will obtain the color palette pamphlets.

Kevin and Debbie are reviewing the CCR's and any need for policy regarding non-compliance re: architectural paint and review the policy on contacting the architectural committee prior to house painting.

A palette will be brought to the next meeting to approve a color palette. Community input is invited to help the board approve the palette.

If you are going to paint your house with a change it needs to be approved by the architectural committee and the form that is on the website should be filled out and submitted .

Gates/Safety: Lubrication of the gates will happen this week or next. Incoming Manhattan gate slams when it opens and hits the curve on occasion.

Old Business: External financial review is forthcoming next meeting.

New Business:

Approval for revised landscape violation letter. Marilyn will revise based on recommendations from the board.

The board unanimously approved a 10% dues increase for 2023.

Estate Sale allowance: A policy will need to be established. The board will write a policy in keeping with the security of the neighborhood. In the meantime if an estate sale is warranted it is preferred to do it off site until a policy is written. Kevin and Debby will write the policy.