

Two things that residents of the Gardens should do: 1. Turn on outside lights at night. 2. Drive Slowly.

Agenda

- Call to Order; Establish Quorum; Approve July Minutes
- Treasurer's Report
- Landscape Committee; Call for Volunteers
- Member Issues/Open Discussion
- Postage Stamp Picnic
- Adjourn

Board Members Attending: Gil Clarke, Terry Farmer, Sky Gross, Chris Bigge

Residents Attending: John Cooper, Dave Herstedt,

Meeting minutes for July 2018 were approved without objection.

Treasurer's Report: Jerry Simon, Treasurer: Nothing to report. Gil Clarke and Jerry will address any outstanding delinquencies of owner assessments.

Landscape Committee:

Volunteers are needed to join the Landscape Committee to help with inspections, formulate options and present recommendations to the Board.

Dave Herstedt - 3rd Quarter Supplies were purchased (\$268.48) including 16-8-8 Fertilizer (500 lbs) and Spurge Power (effective for weeds). Weeds on the west and south ends of ditch were cut down and now working toward the north end. \$1925.81 of the \$3500 annual landscape budget has been spent.

John and Amado replaced faulty solenoids in the wells. They planted two replacement plants (in South Commons and on Laguna Seca). The Association is asked to reimburse their small expense (see Dave re. amount).

Dave brought broken pieces from the Manhattan Gate that were the result of vandalism. The question was raised whether to have the gate repaired immediately. A decision was made that immediate repairs were not essential but at some point the gate should be fixed with consideration of cost/benefit.

Removal of the large cottonwood limb by the canal was taken care of out of pocket by Seth without expense to the HOA. HOA insurance is up to date (check with Jerry S.).

Road Repair is the big issue for the Community.

Essential to maintain the roads within the Association to preserve property and community values. The annual road maintenance fund is \$5000. Gaylord Paving has provided many estimates and done most of the maintenance over the years. \$550 was spent in 2017 repairing a bad section on Cilantro Ln. A current 'must do' need is to fill cracks throughout the Association roads with a hot rubberized product (Bid: \$5867). There is a second recommendation to reseal the entire roadway with a hard coat (Seal Coat bid: \$10284) that will

ensure high quality roadways going forward. There was a separate request to further repair/replace ca. 1050 sq. ft of Cilantro between Mayer/Booher residents (Bid: \$7875).

- The Board and Dave will plan a walkabout to examine the road cracks and damage done to the seal coat, particularly the corners have seal coat removed/damaged by Garbage Truck traffic.
- Earlier discussions within the Board asked that a 2nd bid be obtained for road work due to the expense. Wyatt Booher may have a quote from PMR for crack filling and sealing. The Board believes that a 2nd bid be obtained.
- A recommendation was made that the Road Repair go before the entire Association prior to approval (Sky Gross).
- Road Repair was originally planned to proceed in November 2018. Option 1: Repair and fill cracks immediately (\$5867 by bid), and then determine when the entire road would be sealed. Option 2: Complete both aspects after a second bid is obtained; fill cracks and seal entire road.
- Defer the proposal to remove/replace the 1050 sq. ft section on Cilantro Ln.

Gil Clarke asked that prior to any Board/Community decision regarding the Elm trees on the Postage Stamp, The Landscape Committee must prepare a proposal that identifies specifically what would replace those trees (replacement with ca. 25 – 30 foot trees), the schedule for replacement and the cost. Volunteers are still needed for the Landscape Committee (Recommended from last meeting: John Cooper, Marilyn Showalter, Nico Dayan)

Member Issues:

Should a Stop Sign be installed outside the Mountain Gate? Issue: Danger to pedestrians/children as vehicles leave the neighborhood. The stop sign in the middle refers to a crosswalk, but there is no designated crosswalk. This is probably a City of Albuquerque issue.

Cost of Stop Sign: ca \$75. Issue Unresolved: A stop sign is already present in the middle of the entry way. The sidewalk is city of Albuquerque, so if a stop sign is needed COA should install at their expense. If a stop sign is needed and the HOA installs the sign, it is doubtful the HOA would face any liability for doing so. If a child/pedestrian is struck by a car, the driver would probably be the responsible party, not the HOA.

There is a Security Issue in the South Commons. The Chain link fence has three rows of barbed wire across the top. Several sections have been pushed down and one section has had all three rows of barbed wire cut. The fence needs repair. **Response:** The fence belongs to the City of Albuquerque and the Association contacted them previously. Gil will ask the city (Arborist) to address the issue of fence repair.

The Philosophy of the Board is that all residents should have input into Community decisions. Personal criticism should not be inflicted on anyone because of their opinion or decision to raise issues. It must be noted that final decisions are the responsibility of the Board.

Members Night Out: A BBQ is scheduled for the night of August 10th at 6:30 pm in the Postage Stamp.

Respectfully Submitted,

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