

The Gardens Homeowners Association Inc. Board Meeting Minutes

January 3, 2022

6PM Los Duranes Community Center

Attendees: Debbie Smith, President; Gil Clarke, Vice President; Jerry Simon, Treasurer; Shirley Hosler, Secretary; Marilyn Showalter, Director at Large; and community members Kevin McCusker and Steve Fusselman

Approval of Minutes: A motion to approve the October meeting minutes as written was seconded and passed by acclamation

Treasurer's Report:	Checking:	\$30,499.94
	Landscape	\$2,995.08
	Undeposited	\$1,250.00
	Operating fund	\$34,705.02
	Road Reserve	\$61,876.17
	Total:	\$96,581.19

There were no Significant expenditures or known upcoming large expenses.

Action: A motion to approve the January Treasurer's report as written was seconded and passed by acclamation.

President's Report:

- The board reviewed the quotes we received for the book keeping position to replace Linda Roe (only 2 received). One bid was within our planned budget for 2022 (bookkeeper), one was way outside our budget (CPA). The board interviewed Angelica Kyle, bookkeeper with HOA bookkeeping and auditing experience within accounting firms. Based on experience and her detailed view of how to maintain the books for us, we recommended the following action.

Action: A motion to approve hiring accountant Angelica Kyle was seconded and approved by acclamation. (Subject to contract review by legal counsel).

- Discussed the business for the upcoming Resident Annual and Special Meeting on Saturday, February 26
 - Election of 2 board members on the rotating cycle, and vote on the 3 positions that were appointed by the board because of lack of quorum at the last annual meeting.
 - Budget approval
 - Consideration of how to cover unexpected expenses, like the one last year.
 - Updating of CCR's: outdated language related to initial construction phase, update to match current practices (equalized fee structure) that was approved in 2004, but not filed in 2005. Once legal counsel has reviewed and accepted the

new document, the new document will be voted on in a special meeting to be held after the annual meeting on Saturday February 26th.

- Due to the uptick of COVID-19 and the inability to hold the meeting by electronic means, members of the board will be visiting homeowners in person to receive their vote or their proxy for the amended CCR's and bylaws. A 75% quorum of votes must be received for the amendment to be passed. All who wish to attend the annual and special meeting are welcomed to do so in person.
- A 50% quorum of votes will be needed in the annual meeting to approve the budget and to vote for 3 members of the board whose term is up. Members of the HOA are encouraged to run for office. Members may vote by proxy. Ballots will be sent out prior to the annual meeting.
- Approval by 75% of the members is needed in order to approve changes to the CCR's

Landscape Report: Steve is unable to oversee Desert Paradise Landscaping due to his work schedule. The board agrees that the landscaping committee should be made up of community members, however there being a shortage of volunteers, Gil Clarke and Marilyn Showalter have agreed to oversee Desert Paradise Landscaping.

Security/Gate Report: The outgoing mountain gate has been noted to be ajar several times since the last meeting.

The board has not been able to find a fence company who is willing to raise the fence between the north acequia and the elementary school. There have not been any further reports of trespassers in the community.

Welcoming Committee: Final corrections on the welcoming letter will be completed within the next month. One new home sale at 315 Laguna Seca closes on January 27. Watch for a welcome notice.

Social Committee: There is nothing planned for social committee.

Old Business: The sidewalk that was buckling on Aloysia has been repaired. Thanks Jeff!

New Business: A motion was made to raise the association dues by 10% to safeguard against inflation. A motion was made, seconded, and passed by acclamation but a decision on the exact date the dues will be raised has not yet been decided, pending annual meeting.

NOTE: UPCOMING MEETINGS

- **Board Meeting - Monday, February 7**
- **Member Annual/Special meeting - Saturday, February 26**

The meeting was adjourned at 7:15 PM

Respectfully Submitted,
Shirley Hosler 1/4/2022