

**The Gardens on the Rio Grande Homeowners Association  
Board Meeting  
11/6/2023, 6 P M Monday**

**Attendance:** Debbie Smith President, Gerri Rivera Vice President, Shirley Hosler Secretary, Marilyn Showalter Resident at Large, Jerry Simon Treasurer. Gil Clarke, Dean Showalter

**Call to Order:** 6:05PM

**Approval of Previous Minute:** Approved by acclimation.

**Bank Accounts: November Treasury Account**

<b>Checking</b>	<b>\$44,167.09</b>	
<b>Landscape Maintenance</b>	<b>\$1,400.72</b>	
<b>Undeposited Funds</b>	<b>0</b>	
<b>Operating Fund</b>		<b><u>\$45,567.81</u></b>
<b>Road Reserves CD 1</b>	<b>\$63,671.83</b>	
<b>Road Reserves CD 2</b>	<b>\$0.00</b>	
<b>Road Reserves Savings</b>	<b>\$10,295.86</b>	
<b>Road Reserves Total</b>		<b><u>\$73,967.69</u></b>
<b>Total All Accounts</b>		<b><u>\$119,535.50</u></b>

**New Business:**

- 1. Landscaping/Road:** Gaylord Budget for road repair this year is \$11,127.99. Gaylord will be here this month (November). Everything is on schedule with Landscaping and there are no issues reported. The board all agree that the landscaping looks great.

Metal edging will be placed on the west end of the south commons. A sprinkler head in the north commons has been removed by someone other than the landscaping crew but it has been repaired. If anyone is having water issues from the irrigation system, please let Gil know.

- 2. Social:** The next Ladies Night out will be held at Delores Kahr home 404 Cilantro

Wednesday November 8<sup>th</sup> at 5:30PM

Looking for carolers for the month of December. If interested, please let Marylin Showalter know.

Coming soon: Information regarding farolitos (luminarias) for the neighborhood to be lit on Christmas Eve.

**3. Budget Discussion:**

1. Amado 3.2% Cost of Living Raise
2. New Irrigation system \$50,000 approximate cost
3. Upgrade Gate \$25,000 approximate cost

**Irrigation system:** 20+ years old and many patches have been made. A major overload is warranted. Brakes and sprinkler heads have been replaced so far. A ditch witch can be rented for Amado and his crew to relay the whole irrigation system. Amado will give an estimate....materials alone may cost between \$12,000 to \$15,000. It does not have to be done this winter but will need to be done next year. The pumps and filters are in good shape and do not need to be replaced. The Landscape committee will consider redesigning the wet and dry landscape areas on the commons areas.

**Homeowners interested in working on the re-design of the landscaping on the south and north commons to cut down on water usage please let Gil or someone on the board know.**

**Action:** The board unanimously approved the 2024 budget revision (enclosed)

**Action:** The board unanimously approved increasing the HOA dues 10% for the year 2024. (\$110/month, \$330/quarter, \$1320/yearly)

**The board needs to fund projects involving replacing the aging gate and aging irrigation as mentioned in the narrative above.**

**In addition to the 10% increase in HOA dues next year, the board is informing all homeowners that we will be discussing the financial options of either a special assessment or a further increase in the percentage of dues at the annual meeting after all estimates are received.**

**Adjournment:** 7:20 PM

**Next meeting at the Smith Residence, 400 Laguna Seca on Monday December 4, 6PM**

**Respectfully Submitted,**

**Shirley Hosler**