

**The Gardens on the Rio Grande Homeowners Association
Board Meeting
9/11, 2023, 6 P M Monday**

Attendance: Gerri Rivera Vice President, Shirley Hosler Secretary, Marilyn Showalter Resident at Large, Gil Clarke Landscape/Architectural committee of one, Debbie Smith President, Jerry Simon Treasurer was absent.

Call to Order: 6:05PM

Approval of Previous Minute: Approved by acclimation.

Bank Accounts (as of 9/2/2023):

Checking	\$38,527.61	
Landscape Maintenance	\$2,416.23	
Undeposited Funds	\$0.00	
Operating Fund		<u>\$40,943.84</u>
Road Reserves CD 1	\$63,281.46	
Road Reserves CD 2	\$0.00	
Road Reserves Savings	\$10,293.28	
Road Reserves Total		<u>\$73,574.74</u>
Total All Accounts		<u>\$114,518.58</u>

Old Business:

Follow up on HOA Insurance: The HOA across from us also has a downgraded HOA insurance. Will continue to seek HOA insurance alternatives.

Follow up on Orchid Plant: Marylin delivered the plant, and it was appreciated.

New Business:

- Sentry Management information:** John Lambert, regional manager for Sentry Management attended the meeting and gave a presentation re: advantages for the Gardens to have a management company. The Garden's would have a BOD, however the day-to-day functions that are currently being provided by volunteers would be solely provided by the management company; gate operations, financials, non-compliance with CCR's, homeowners complaints, oversight of vendors such as the road sealing, landscaping, and other projects as they arise. The manager would

attend all meetings and provide sight assessments once a month for non-compliance with the CCR's and follow up on violations. The fee structure for management is approximately 18% of our current working budget and if additional legal work is necessary the cost rises to \$75.00/hr. The BOD has asked that the presentation be repeated at the annual meeting opening discussion from homeowners.

2. **Weed letters:** Please look at your front yard and take care of weeds, dead bushes, trees etc. Letters will be emailed out in 1 month as a reminder to those homeowners whose landscaping needs maintenance. The landscaping policy is on the website if you need to review. The board does not like to send these out to our neighbors and friends so it would be **much appreciated** if homeowners would take care of their property.
3. **Landscaping:** Cactus on Manhattan by the gate will be removed, grass on the mounds in the north commons will be removed. Gaylord Paving came on 8/8 but so far Gil has not gotten an estimate from them for road maintenance. Amado has 2 assistants now; John and James have been helping Amado. Gravel and clean up on Laguna Seca will commence now that the weather is cooler. Edging in the south commons will be placed on the west end.
4. **Social:** The next Ladies Night out will be held at Gerri Rivera's back porch 508 Laguna Seca Monday, October 9th at 6:30. Bring a bottle of whatever you want to drink and a snack to share.

Adjournment: 8PM

Next meeting at Jerry Simons house (504 Cilantro) October 2, 6PM