

**The Gardens on the Rio Grande Homeowners Association  
Los Duranes Community Center  
9/7/2022, Tuesday 6PM**

**Attendance:** Debby Smith President, Kevin McCusker Vice President attending virtual, Jerry Simon, Shirley Hosler Secretary, Marilyn Showalter Member at Large

**Call to Order:** 6:00 PM **Meeting was adjourned** at 7:20 PM

**Approval of Previous Minutes:** Approved by all

**Treasurer Report:**

See attached Treasurer report

**Social Committee**

**Chair Marilyn Showalter:** Nothing has been planned due to heat. Perhaps another ladies wine night in Shirley's front yard?

**Landscape Committee**

**Chair Gil Clarke**

John and Amado have rectified their issues and everything is back on schedule. Time lost will be made up on Saturday.

Conservancy district will be notified regarding the weeds along the ditch banks.

There will be a party in the south commons area on September 17th

There will be a party in south commons area on September 25<sup>th</sup>

Tree in the south commons will be cut down

**Architectural Committee:**

**Chair Jerry Simon**

Request for outside house paint color is not approved until more information is received.

**Gates/Safety:**

Mountain gate gets stuck sometimes.

**West Old Town:**

Annual meeting is Monday at 6:30 Los Duranes Community Center

**Old Business:**

Debbie will follow up with the new accountant for the external review and email Linda and Jerry.

Discussed an ongoing concern from a resident regarding the budget. An upcoming independent review will be pending and the community will be updated via meeting minutes on if improvement is needed or not.

**New Business:**

Budget:

The budget for the gates is sitting at zero for this year.

The dues will be placed on the website in the welcome letter.

Currently the dues are \$275 a quarter or \$1100 a year.

Looking at the budget, the expenses have gone up (except landscaping). A 10% dues increase will be discussed at the October meeting and confirmed in November. The increase will take effect in 2023 and will be reflected in the invoice that will be sent out December 2022.

**Covenant review:**

Dues Section 6.03 of the CCR's describes the common assessment and how it is determined.

**Section 6.03: Common Assessment.**

- a. Within thirty (30) days prior to the commencement of each fiscal year the Association shall estimate the costs and expenses to be incurred by the Association during such year, including a reasonable provision for contingencies, and reserves for major repair and replacement, and shall subtract from such estimate an amount equal to the anticipated balance, exclusive of any reserves for contingencies and reserves for major repair and replacement, in the operating fund at the start of such year. The sum or net estimate so determined shall be assessed to all Owners as provided in Paragraph C {"Common Assessments"} of this Section 6.03.
  
- b. If, at any time and from time to time, during any fiscal year, the Common Assessment proves or appears likely to prove inadequate for any reason,, including non-payment of any Owner's share thereat, the Association may levy a further Common Assessment in the amount of such actual or estimated inadequacy, which shall be assessed to all

Owners apportioned as provided in subsection a, if approved by a two-thirds (2/3) vote of the members.

- c. Common Assessments shall be due and payable to, the Association when levied or in such installments during the year, and on such due dates as the Board shall designate.
- d. The Board shall not levy assessments to defray the costs of any action or undertaking on behalf of the Association which in the aggregate exceed five percent (5%) of the budgeted gross expenses of the Association for that fiscal year and which are not part of such budgeted gross expenses without the vote or written consent of the Members.
- e. From and after the December 31st Immediately following the conveyance of the first Lot by Grantor, the maximum maintenance assessment may be increased each year not more than 10 percent (10%) from the previous year without a vote of two-thirds (2/3) of the Members unless: cumulative from year to year so that an increase not used in one year may be used in a subsequent year without a vote of the members\_
- f. Common Assessments shall be equally allocated to all lots with dwellings of Unit I and Unit III.

Respectfully Submitted,  
Shirley Hosler Secretary





