

# **The Gardens on the Rio Grande Homeowners Association Minutes**

**Monday, December 1, 2025  
205 Manhattan PI NW**

**Present:** Debbie Smith, Marilyn Showalter, Shirley Hosler, Debbie Kmak, Jerry Simon  
Called to order at 6:02. Adjourned at 7:15

## **The Gardens HOA Treasure Report December 2025**

### **Bank Accounts (as of 11/29/2025):**

<b>Checking</b>	<b>\$22,753.67</b>	
<b>Landscape Maintenance</b>	<b>\$1,099.04</b>	
<b>Undeposited Funds</b>	<b>\$0.00</b>	
<b>Operating Fund</b>		<b><u>\$23,852.71</u></b>
<b>Road Reserves CD 1</b>	<b>\$111,449.94</b>	
<b>Road Reserves CD 2</b>	<b>\$0.00</b>	
<b>Road Reserves Savings</b>	<b>\$500.79</b>	
<b>Road Reserves Total</b>		<b><u>\$111,950.73</u></b>
<b>Total All Accounts</b>		<b><u>\$135,803.44</u></b>

### **Significant Expenditures:**

### **Upcoming large expenditures:**

#### **Notes:**

Funded road reserves \$10,000 2025 and 2026 contributions from checking. Reduced operating funds in the CD by \$5000.

Current CD - \$15,000 is operating funds, down from \$20,000

**Late Fees:** Two homeowners have not paid, so late fees have been assigned. They will receive a letter each month they are overdue. The late fee begins to accrue on the 16<sup>th</sup> of the month. If the fee remains unpaid, the board can place a lien on the property. The late fee is \$68 per month. An additional fee will be added for certified mail.

**Gates:** Regular maintenance on both gates and the addition of a laser device to prevent gates from closing on a car should be scheduled. Rust on the Manhattan gate needs to be removed, and the gate should be repainted. The board approved a sign for the Manhattan entrance last month, and all bids have been received.

**Discussion:** 3 quotes for power washing and painting a gate are around \$1,400; A laser detector to be placed on the Manhattan gate (\$1500); The sign on the Manhattan gate (\$4,000)

**Action:** The laser detector will be prioritized and placed accordingly. The board will review the budget in February to see if there is enough money left over to power wash and paint the

Manhattan gate (\$1,440), and the signage will be addressed at a later time as it is not in the budget for 2026.

**Landscaping:**

1. Gaylord is back in town on Thursday, and he and Gil will walk the HOA to decide on what is needed for the road this spring/summer.
2. A tree at the far end of the north acequia may need to be cut down, and the roots of the cottonwood tree in the north commons need to be addressed.

**Discussion:** An Arborist will be consulted.

**Action:** Gil will address both issues with an arborist and report back in the January meeting.

**Social:** A spur-of-the-moment Christmas caroling group may form. If anyone wishes to sing/organize a group or have hot chocolate for the group, let Marilyn Showalter know at [mar.show@hotmail.com](mailto:mar.show@hotmail.com). Grandkids are highly encouraged 😊

**ANNUAL MEETING FEBRUARY 21 @ 10AM.**

**Please** make arrangements to attend or give your proxy to a neighbor.

There are two open board positions to be voted on: Marilyn Showalter and Debbie Kmak (who is replacing Gerri Rivera on the board). I will enclose a proxy form, or you can download one from the website here: [Gardens on the Rio Grande](#)

**New Business:**

The Estate Sale and Open House follow-up:

- **Discussion:** The homeowners' alternatives were presented to the group for discussion. Most responses favored either no estate sales or heavily controlled estate sales. Considering the capabilities of online yard sales and estate liquidator sales. It was decided to only allow OFF-SITE or ONLINE estate sales Open houses can continue to be held.

**Action:** Debbie Smith will revise the Estate sale policy and place it on the web.

The next meeting will be at Jerry Simons' house, on Monday, January 5, 2025.