

The Gardens on the Rio Grande Homeowners Association Minutes

**Monday, October 15, 2025
201 Manhattan PI NW**

Present: Debbie Smith, Jerry Simon, Marilyn Showalter, Shirley Hosler, Deb Kmak, Gil Clarke
Called to order at 6:00 adjourned at 7:11

The Gardens HOA Treasure Report October

Bank Accounts (as of 10/09/2025):

Checking	\$27,533.10	
Landscape Maintenance	\$222.20	
Undeposited Funds	\$5,390.00	
Operating Fund		<u>\$33,145.30</u>
Road Reserves CD 1	\$105,778.39	
Road Reserves CD 2	\$0.00	
Road Reserves Savings	\$500.78	
Road Reserves Total		<u>\$106,279.17</u>
Total All Accounts		<u>\$139,424.47</u>

Significant Expenditures:
\$887.60 – Lawnmower repair

Upcoming large expenditures:
Road maintenance

Budget

The budget was discussed and approved with minor changes. It will be sent out in the November minutes.

Linda will be moving, and we will soon require bookkeeping and accounting services.

Action: Jerry is researching, and if anyone is up to the task or knows anyone, please let Jerry know.

Gates: Update needed for early closure on Manhattan Gate

Landscaping:

Amado will be removing the tree roots above ground and stumps in North Commons by the fence. Also, he will be working on fixing the berms. Weed and winter feed will be applied in 2 weeks.

Action: Request for signage (Gardens On The Rio Grande) on Manhattan, placed on the medium, was approved, pending budget approval. Marilyn will talk to Roxanna about logistics.

Social: Postage stamp social will take place on Saturday, November 1st, at 10 AM, Coffee and Kalua with Cinnamon rolls

Carafes for the coffee are needed. Please let Marilyn know if you have any she can borrow...

New Business

The Estate Sale Policy has been updated, and Selling Your House guidelines have been written and will be uploaded to the website.

It has been brought to the board's attention that a recreational vehicle has been in a driveway for over 30 days, as outlined in the covenants that were amended to accommodate residents with recreational vehicles. Please be respectful and adhere to the covenants. A notice to the resident was emailed. Attached is a copy of the amendment.

The next meeting will be at Showalter's residence, 209 Manhattan Pl, on Monday, November 3rd.