

The Gardens on the Rio Grande Homeowners Association August 10, 2026, BOD Meeting Minutes

Present: Debby Smith, Deb Kmak, Shirley Hosler, Jerry Simon, Gil Clarke, Michael and Martha Brown, Theresa Hartnett

6:10 PM. The meeting was adjourned at 6:45 PM

The Gardens HOA Treasurer Report August Board Meeting 2026

Bank Accounts (as of 08/07/2026):

Checking	\$41,469.29	
Landscape Maintenance ¹	\$3,466.40	
Undeposited Funds	\$0.00	
Operating Fund		<u>\$44,935.69</u>
Road Reserves CD 1	\$114,042.65	
Road Reserves CD 2	\$0.00	
Road Reserves Savings	\$500.82	
Road Reserves Total		<u>\$114,543.47</u>
Total All Accounts		<u>\$159,479.16</u>

Significant Expenditures:

D&O Insurance premium - \$840
(Follow up on Farmers Insurance in March)

Upcoming large expenditures:

Road maintenance; No date announced for this year's road assessment yet

Notes:

Funded road reserves \$10,000 for 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.

Landscaping: Follow-up:

Trees on Aloysia need to be trimmed where they overhang the road and sidewalk, mostly on the south side and west of the ditch, and on the north side, east of the ditch. Below are city specs for tree height over roads and sidewalks.

In Albuquerque, tree branches overhanging a public sidewalk must be trimmed to maintain a minimum clearance of 8 feet. Overhanging branches above a street require at least 7 feet of clearance. Property owners are legally required to prune trees and shrubbery on the parking strip so that pedestrian and vehicular passage is never obstructed

Sidewalks are buckling and need repair or replacement, mostly on Aloysia west of the ditch. (Homeowners are responsible for repairing sidewalks in front of their homes.)

The Conservancy District was here and removed a fairly large branch from the acequia.

North End tree belongs to the homeowner and will likely hit a wall if it's not removed.

Amado is patching the irrigation system in the north and south commons, replacing sprinkler heads, and adjusting sprinklers so they don't hit walls.

A couple of trees in the north commons are not being watered enough according to a homeowner. Product will be placed on the roots of a tree that was taken down in the north commons. Homeowner said she would replace the tree with Gil's assistance and wants it to be done in the fall.

We are seeking volunteers for a tree committee.

Gates: Amado will paint if we purchase the paint.

Action: Gil will guide Amado regarding paint color

Solutions to the Mountain Gate being hit (from a homeowner):

Idea: change the language on the sign from "stop here" to something like "stop before yellow line..." and move the yellow box south by a couple of feet, or widen it?

Wireless cameras powered by solar cells to monitor either or both entrances

Action: Next time painting is to be done, the yellow line will be moved back another few feet.

New Business Follow-up: Letter of support for the Mountain/Gabaldon development project. The development was passed unanimously.

A request to possibly change the policy on renting to prevent Airbnb rentals will require a special meeting to amend the CCRs. The board feels that this is already covered in the CCRs.

The next meeting will be on September 14th (labor day is on the 7th) at 201 Manhattan Place (Shirley Hosler)