

The Gardens on the Rio Grande Homeowners Association July 6, 2026, BOD Meeting Minutes

Present: Debby Smith, Deb Kmak, Shirley Hosler, Marilyn Showalter, Jerry Simon, Gil Clarke, Chris Gartner, Jared, Santos Martinez

6:10 PM. The meeting was adjourned at 7:00 PM

The Gardens HOA Treasurer Report July Board Meeting 2026

Bank Accounts (as of 07/05/2026):

Checking	\$36,734.41	
Landscape Maintenance ¹	\$3,910.34	
Undeposited Funds	\$5,280.00	
Operating Fund		<u>\$45,924.75</u>
Road Reserves CD 1	\$113,744.05	
Road Reserves CD 2	\$0.00	
Road Reserves Savings	\$500.82	
Road Reserves Total		<u>\$114,244.87</u>
Total All Accounts		<u>\$45,925.75</u>

Significant Expenditures:

D&O Insurance premium - \$840

Upcoming large expenditures:

Road maintenance?

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.

Landscaping:

Action Follow-up: A proposal specifying the desired hedge/plant type, along with present and future care plans for the hedge, needs to be submitted to the board.

Follow-up: Trees along Aloysia are hanging over the road and sidewalks. Homeowners along Aloysia, whose trees hang over the road, are encouraged to trim their branches.

Social: Not scheduled due to summer heat

Neighborhood Watch: Nothing reported.

Gates: Cars are still running into the outgoing Mountain Gate.

New Business:

Jerry will inquire about insurance for the HOA from Farmers instead of our current insurance policy.

The board met with the Studio Southwest architect and the owners of a proposed site for a 500 sq ft coffee shop and 8 townhouses on the Knights of Columbus property at 3301 Mountain Road. Mountain would be exit-only, with entrances on Gabaldon. The area will be landscaped with drought-tolerant trees and bushes, with water directed from roof drains. The project will be an HOA, and the townhouses will sell for less than 1 million dollars (approximately \$750,000). The coding for the proposal is for a small coffee/restaurant with indoor and outdoor seating. There is a separate code for a dispensary/gas station, etc., so the zoning cannot be easily changed. The goal is to break ground after the permits are approved (approximately 6 months).

The next meeting is on Monday, August 3rd, at 6 PM at Debbie Smith's home.