

The Gardens Homeowners Association Inc.

Annual Meeting

February 24, 2024

Los Duranes Community Center, 2920 Leopoldo Rd NW

1. Call to order and Proof of quorum (32 needed) Quorum was attained with 47 homeowners present or by proxy.
2. Proof of Notice to Members (email reminders since January 6, 2024, sign on all 3 mailboxes)
3. **President's Report**
 - a. Thanked the board and Gil Clarke for continued dedication and work for the community.

Review of the year:

- b. *Landscape agreement*
 - RFP to look for alternatives...3 quotes were obtained, and Aurum (Amado's company) was selected with a new month to month contract.
- c. *Updated policies*
 - Letters for control issues such as covenant violations were re-designed and standardized.
- d. *Safety*
 - Gates on Manhattan were painted yellow with visible glow in the dark signage to prevent gate crashing.
 - Speeding: going over 15 miles/hr. License plates can be reported to Debbie but it would be appreciated if homeowners and their guests observe the speed limit sign.
- e. *HOA Management Organization*
 - Would be an 18% increase in the current budget.
 - Volunteers are very much needed for the future when this board retires. The Gardens would still need a board, but the day-to-day duties would be less.
- f. *Road Repairs*
 - Sealant repairs completed \$2000 under budget.
- g. *Social Events*
 - Warm weather socials at the postage stamp and get together at Gerri Rivera's house. Delores and Ron Kaehr hosted 2 get togethers, one after a night of Christmas caroling.
- h. *Conservancy*
 - Conservancy placed a 6-foot fence on the north acequia.
- i. *Irrigation*
 - Will need a significant overhaul. The exact amount is not yet known. Amado and James are estimating costs as summer

approaches and the water will be turned back on.

4. Vice President and Committee reports

a. *Vice President*

- Sidewalk on Mountain outside the Laguna Seca gate was not compliant due to damage. The city engineer came out and met with the some of the board members and Dave Herstedt. The city gave an estimate of approximately \$2,800.00 (not to exceed \$3100) to fix the sidewalk with TLC who does the pavement work for the city. The sidewalk and the road repair that the city will do at the same time will be scheduled in a year to 9 months. Until then, the 90-day grace period was forgiven, and the Gardens will be considered in compliance until the city is ready to schedule the work. In addition, the city will also pay for the barricades and permits necessary to fix the issue.
- The city will schedule the work sometime this year.

b. Landscaping/Maintenance

- South acequia: irrigation will be piped in the Bio Park. There will no longer be access by the Bio Park once this is done. Bushes on the south fence were cleared due to bees and wasp nests.
- The road was repaired by the postage stamp after the water department dug it up to place water quality station. The water authority gave no notice prior to the station being installed.
- Gaylord paving came out and patched the road, sealed some cracks, and stated that the road would be good for 30 years with continued maintenance.
- Tree trimming by the city was completed last year.
- Wood fencing along the south acequia was painted and treated.
- Concern re: invasive spreading woodland sorrel in commons area (north especially) Research in how to eradicate and prevent is being conducted.
- Gil is going to be contacting PNM about a branch that's still on a tree that touches the wire
- Thank you, Dave Herstedt, for the initial infrastructure and contacts that he made when the community started.

c. Social

- Submit requests for private social events to Gil for landscaping issues. Gil then sends the request to Shirley to place on the website calendar.

d. Gates

- Maintenance and batteries are replaced as needed. Eventually when the phone line is replaced with fiber optics the call box will no longer work...added costs will occur.
- John Cooper is the alternate volunteer for any issues that arise as Jeff is unable to be contacted during his working hours. Monthly maintenance (oiling etc.) being done by Aurum landscaping.

5. Treasurer's Report

a. 2023 end of year Balance Sheet and Profit Loss Statements

- Came in within 3% of what was anticipated.
- Biggest expense is landscape maintenance with only source of revenue being dues.

b. *Reserve Funds*

- \$80,000 in reserve funds for road replacement. The last cost for the road replacement was \$300,000 but that was before inflation.
- Discussion re: discontinue funding the road reserve for a few years and building general fund balance to fund Mountain gate replacement and sprinkler system update/replace needs. The road reserve will still grow while interest rates are high by purchasing CDs. This should limit or reduce need for special assessments for those two maintenance needs.
- Road reserve must be strictly used for rebuilding the road and not maintenance.
- The board will discuss putting a CD or an unrestricted savings account for unexpected maintenance and replacement expenses for the gates and the irrigation during the upcoming year at the monthly meetings.

c. *Late payments/non payments*

- 10% -15% of Garden homeowners do not pay dues unless they are reminded, or Gil collects from them every month. The Board will be discussing methods to get people to pay other than the constant reminders.
- Some suggestions offered by those present:
 - Automatic bank payment using PayPal or Venmo. This will be too expensive and time consuming, but residents can use the bill pay service such as Zelle from their personal bank.
 - Reasonable fines attached to late and non-payments.
 - Make public the names of people are not paying.
 - Signs on the mailboxes and an email reminder to the community.
 - The board will be discussing these issues and put forth solutions during the monthly meetings this year.

d. 2024 Budget

- Will include a 3.2% living wage for Arum Landscaping

Election of Directors

6. Marilyn Showalter

Gerri Rivera

ELECTION RESULTS WERE 45 UNANIMIOUS APPROVAL OF THE BOARD MEMBERS WITH 2 ABSTAIN

7. **Change to revision of covenant:**

- RV can be in the driveway for 5 days up to a total of 30 days in a calendar year. **PASSED WITH 40 YES VOTES, 6 NO VOTES AND 1 ABSTAIN**

8. There was no new business discussed.

9. The meeting was adjourned at 11:25 AM

Respectfully Submitted, Shirley Hosler

NEXT BOD HOA: MEETING IS APRIL 1st