

**The Gardens on the Rio Grande Homeowners Association**  
**Minutes**  
**Monday, February 2, 2026**  
**504 Cilantro**

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

**Bank Accounts** (as of 02/02/2026):

Checking	\$39,185.43	
Landscape Maintenance <sup>1</sup>	\$2,199.04	
Undeposited Funds	\$0.00	
<b>Operating Fund</b>		<u>\$41,384.47</u>
Road Reserves CD 1	\$112,118.71	
Road Reserves CD 2	\$0.00	
Road Reserves Savings	\$500.80	
<b>Road Reserves Total</b>		<u>\$112,619.51</u>
<b>Total All Accounts</b>		<u>\$154,003.98</u>

**Significant Expenditures:**

**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.

**Budget Discussion:** The board has identified several potential improvements to the community and I'm leaving this in as a reminder on why it's important to come to the annual meeting or submit a proxy for your vote. **A quorum needed for increasing the budget over what we have budgeted. This vote determines whether we will need a special assessment.**

Possible improvements not included in the 2026 budget, but where funds are available, if we dip into our bank operating funds:

Sign on Manhattan: \$5000-

Speed bumps to slow down speeding (costs not yet determined) because several residents and their guests drive too fast.

Strip and paint the Manhattan gate: \$2000.

The total estimated cost is approximately \$7000.

The board is asking the community to vote on these upgrades at the annual meeting on February 21<sup>st</sup> at the Duranes Community Center

**A quorum is needed (32 homeowners either by attendance or proxy) to approve these items and**

to vote on the retention of 2 board members (*Marilyn Showalter and Deb Kmak*).

**If anyone is interested in serving on the board, please let me know as soon as possible so we can add your name to the ballot.**

**If you are not attending the February 21<sup>st</sup> meeting, please complete the proxy and give it to a neighbor or board member, indicating your approval of the items and your vote for the board members. I will be happy to come pick up your proxy (text me 309-453-1114), or you can place it in the envelope hanging on my front door (first house at the Manhattan gate).**

**Social:** New Neighbors and new dogs at the dog social on Sunday...8 dogs and 6 people came. Next social is March 15 at 3PM and includes both dogs and people.