

The Gardens Homeowners Association Inc.

Annual Meeting

February 21, 2026

Los Duranes Community Center, 2920 Leopoldo Rd NW

1. Call to order and verify quorum (30 needed). Quorum was met with 30 homeowners present or by proxy.
2. Proof of notice to members (email reminders since November 2025. Sign on all three mailboxes).

3. **President's Report (Debbie Smith)**

Review of the year:

Introduced all neighbors, thanked the board, and expressed appreciation to Gil Clarke and Dave Herstedt for landscaping services.

Updated policies

- Policy reviews over the year:
 - The estate sale policy has been updated to ensure safe access to the community. Park on one side of the street. Estate sale companies must monitor the gates to ensure they remain secure. Require a \$2000 deposit to cover any damages that may occur.
 - Guidelines for Buying or Selling a House are on the website.
 - The open spaces policy includes a form to fill out and is also accessible on the website.
 - Common Space Policy: Updated request form for vehicle use in shared areas. These zones cannot be used for parking, but a waiver can be obtained if equipment needs to be delivered. Parking should be requested on one side of the street to keep access open for homeowners and emergency vehicles.
 - Dog Socials: Off-leash social sessions supervised by homeowners, with a temporary barrier for dog interactions. One fencing area is in Debbie's yard. Please notify Debbie or Marilyn if you're interested.
 - Late fee policy update: A \$25 late fee and a \$43 processing fee will be charged to the bookkeeper to cover time. Payment is due on the first of each month, and late fees apply starting on the 15th. Keep in mind that the new bookkeeping services are handled remotely from NY, and sending a check that arrives after the due date will incur charges. Mail can take up to 2 weeks to arrive. The email bill allows you to pay immediately with a credit or debit card. If sending a check, the post office is slow, and checks may arrive late.
- Bio Park about traffic and dust: The Park

immediately responded to homeowners' complaints by dimming the lights and oiling the road to reduce dust. They will keep oiling the road. Let the board know if it's still a problem, and we will contact the Bio Park.

- Gates and Maintenance: A new gate company has been hired, and they are very responsive. If there are any issues, contact Jeff.
- Safety is the residents' responsibility: If you see something, say something, and communicate. Clickers are being stolen, and cars are being broken into. Signs are up. A regular visitor comes in with a bulldog. If comfortable, ask who they are and let Marlo know.
- Contact Marlo Maxson.
- Call 242 cops and request a drive-by if you see something wrong.
- Speeding remains a concern: If you use Amazon, leave a message to encourage slowing down. The speed limit is 15 mph. Keep your outside lights on and remind neighbors to do the same. Request a temporary access code from Jeff if you have contractors etc. Road Repairs/Landscaping (Gil Clarke)

Landscaping

- Maintenance is ongoing, but no new landscaping is required. Thank you, Dave Herstedt, and thank you, Marlo, for the South Commons landscaping.
- Tree health is good. Only two trees pose issues. One was removed because it could have hit a house. The other tree, located on the ditch, is an old elm and will gradually cause damage to the fence, but since it won't hit a house, we will keep it. The ditch has a lien on it, but it remains our responsibility. Trees have been donated over the years when homeowners wanted a different view from their houses. If a homeowner would like to donate landscaping or trees to replace those removed, they should propose to the board. We will consider how it fits in the space, appropriateness to the area, and impact on future maintenance expenses.
- **Social Events**
- Outdoor socials are coming up. Want to keep the community connected? If you'd like to host a social in your yard, let Marilyn know!

Treasurer's Report (Jerry Simon)

- Ensure your phone number and email are correct because the new bookkeepers are based in NY and need accurate information. The largest expenses are landscaping and gate maintenance. Income for the Gardens comes solely from dues. Bookkeeping expenses have increased. Last year, we

broke even on the budget. Mountain Gate was upgraded using funds that were not needed from last year's road work. This year's budget is balanced unless we face a major expense.

Year-end financials are not available yet due to the bookkeeping transition. Every 3 years, we have to complete a compilation. It is due this year.

Discussion on budget vote:

- The board can overspend by up to 10% under state guidelines. A request was received to install a sign at the Manhattan gate. The sign would be placed on the island on the cinder block wall, making it an official entrance. The gate also needs repainting. The total cost is approximately \$7000.
- Community discussion: Not needed, too expensive, overkill sign...make it smaller, no wall, maybe a different kind of sign.

The result of the community discussion:

Gate painting and sandblasting will be approved

Approval for the sign, but only if it is redesigned.

Election of Directors

- Marilyn Showalter and Debbie Kmak were unanimously elected to the board.

New Business

- Sidewalks in front of some homes are an issue. The buckling concrete poses a fall risk. Homeowners are responsible for repairing the sidewalk on their property. Liability for accidents related to the sidewalk also falls on the homeowners.

4. The meeting adjourned at 11:30 AM.

Respectfully submitted, Shirley Hosler.

NEXT BOD HOA: MEETING IS APRIL 6 ,2026, at the home of Deb Kmak.