

Gardens on the Rio Grande Home Owners Association  
Continuation of the April 7<sup>th</sup> BOD meeting  
April 11, 2023

Attendance: Debbie Smith, Gerri Rivera Jerry Simon, Shirley Hosler, Marilyn Showalter, Gil Clarke, Bill Goodman, Dave and Susan Herstedt, Delores and Ronald Kaehr, Rayellen Smith, Rick Gooch, Debbie Kmak

The meeting was called to order at 1:30

Out of 4 price bids for the gate only one has been received so far. It is the opinion of the board and also those present at the meeting today that the longer the gate is broken the more dangerous the situation many become.

This is the estimate that was received which is far less than the estimate to fix one gate was from TriWest.

<b>DIRECT ACCESS</b> proposes to furnish and install the following items:	
<b>GATE SYSTEM REPAIR</b>	
• <b>OPTION A</b> REPAIR EXISTING GATE, CUT OUT DAMAGED AREA AND REWELD AND PAINT REPAIRED AREA WITH SIMILAR BROWN COLOR	
<b>ESTIMATE AMOUNT</b> -----	<b>\$980.00</b>
• REPLACE ½ HP ELECTRIC MOTOR	
<b>ESTIMATE AMOUNT</b> -----	<b>\$742.00</b>
• NOTE: IT SEEMED TO BE JUST THE MOTOR, IF THE CONTROL BOARD	
• IF THE CONTROL BOARD NEEDS TO BE REPLACED	
<b>ESTIMATE AMOUNT</b> -----	<b>\$608.00</b>
• <b>OPTION B</b> REPLACE ENTIRE GATE THE SAME DESIGN WITH NEW HINGES	
<b>ESTIMATE AMOUNT</b> -----	<b>\$4,440.00</b>
• <b>OPTION C</b> REPLACE BOTH GATES THE SAME DESIGN AS THE GATES AS THE BACK GATES ON NEW YORK STREET WITH NEW HINGES	
<b>ESTIMATE AMOUNT</b> -----	<b>\$10,800.00</b>
• <b>OPTION D</b> REMOVE 2 OLD GATE OPERATORS AND ARMS	
• INSTALL 2 NEW LIFTMASTER CSW24UL SWING OPERATORS	
• 2 BUILT IN BATTERY BACK-UP UNITS	
• 5 VEHICLE DETECTORS AND CONNECT EXISTING LOOPS	
• TWO SETS OF LIFTMASTER MONITORED PHOTO EYES	
• CONNECT WIRE FROM TELEPHONE ENTRY SYSTEM	
• INSTALL NEW GATE ARMS AND WELD IN PLACE AND ADJUST LIMITS	
<b>NOTE: THIS PRICE IS SUBJECT TO TARIFFS THAT THE MANUFACTURER APPLIES AND COULD CHANGE. IF THE PROPOSAL IS ACCEPTED, AT THAT TIME WE WILL CALL TO LOCK DOWN PRICE.</b>	
<b>ESTIMATE AMOUNT</b> -----	<b>\$10,300.00</b>

After discussion among board members and input from other attending homeowners, it was proposed that due to the age and condition of the Mountain gate systems and comparative costs for maintenance, the Board should secure a contract with Direct Access Automated Gating to replace both Mountain Gates, motors, and associated mechanisms as quoted in Options C and D above.

Since we came in under budget last year by \$20,000, and the estimated costs are \$21,100, the Board will not need to assess homeowners for the cost of the new gate systems. The Board unanimously approved the decision.

The Board has requested the company provide a temporary fix to get the gate operational until the new ones are completed and they will be here on Monday time to be announced.

The meeting was adjourned at 2:10.

Respectfully Submitted,  
Shirley Hosler