

The Gardens on the Rio Grande Homeowners Association May 4 2026 BOD Meeting Minutes

Present: Debby Smith, Deb Kmak, Shirley Hosler, Marilyn Showalter, Jerry Simon, Gil Clarke
6PM. The meeting was adjourned at 7:15PM

The Gardens HOA Treasurer Report May Board Meeting 2026

BANK ACCOUNTS (as of May 4, 2026)

Checking	\$ 44532.21	
Landscaping Maintenance	\$ 3910.34	
Undeposited Funds	\$ 660.00	
Operating Fund		\$ 49,102.55
Road Reserves CD 1	\$ 113,112.76	
Road Reserves Savings	\$ 500.81	
Road Reserves Total		\$ 113,613.57
TOTAL ALL ACCOUNTS		\$ 162,716.12

Significant Expenditures:

Gate maintenance: budgeted	\$1500 for the year		
TriWest - January (DoorKing Fee)		\$697.41	
Direct Access - Jan (Manhattan gate maintenance)	\$426.00		
Direct Access - Jan (card reader)		\$195.82	
Direct Access - Apr (Manhattan power supply)		<u>\$896.52</u>	
Total \$		\$2215.75	bal -\$715.75
Tree Maintenance Budgeted J&E	\$1500		
Tree	Total	\$2500	bal -\$1000

Landscape Supplies Budgeted	\$3700
February	\$ 74.71
March (Lowe's)	\$342.98
April (Plant World)	<u>\$445.72</u>
Total	\$ 2863.51 bal \$863.49

Upcoming large expenditures:

*Road repairs and maintenance \$12,000 (within approved 2026 HOA Budget)

Notes:

*Transfer of \$10,000 (for 2025 and 2026 contributions) from checking to Road Reserves in January

*Road Reserves CD includes \$97,769.38 for long term road replacement and \$15,000 for short term other capital expenses (transferred from operating funds in order to gain interest)

Landscaping: Gaylord will be making rounds to inspect the roads for maintenance. The grass looks good. Painting the gate and mulching the berms are being scheduled.

Gates:

Social: Request for a social that includes the men as well on Sunday, May 31st, at 2 PM. Details to follow

Follow-up:

Social follow-up: A great time was had by all at the last social.

Estate Sale follow-up: Was managed very well. There was no damage. Only one complaint was made by a resident who did not appreciate the traffic.

Manhattan Gate Sign: No eligibility for the city to put a sign up on the Manhattan Gate.

Signs for neighborhoods need to be set back 16 feet from the neighborhood and placed on city property, neither of which applies to the Manhattan Gate.

Neighborhood Watch: There was an incident outside the Gardens, and police asked a resident whether they had observed any foot traffic on their camera. The police were stationed outside the Manhattan gate for several hours early Friday morning.

Reminder to please keep outside lights on when it gets dark.

Consider investing in a Ring camera if you want to take an extra step to thwart crime.

If you see anything suspicious, please alert

Marlo Maxson at Mmaxson5@comcast.net.

The next meeting is June Monday June 1st at 6PM at the home of Marilyn and Dean Showalter 500 Cilantro.