

The Gardens on the Rio Grande Homeowners Association Minutes

Monday, November 2, 2025

201 Manhattan PI NW

Present: Debbie Smith, Marilyn Showalter, Shirley Hosler, Debbie Kmak, Tom Maxson

Called to order at 6:00, adjourned at 6:11

The Gardens HOA Treasure Report for November is not available as the Treasurer is on vacation this week. The 2026 budget is enclosed with this email.

Budget: Linda will continue handling bookkeeping through the end of the year. The Gardens still need a bookkeeper to manage quarterly reports, file taxes, and record the monthly income from the CD accounts. If you know someone interested, please have them contact Debbie Smith.

Gates: Regular maintenance on both gates and the addition of a laser device to prevent gates from closing on a car will be scheduled. Rust on the Manhattan gate needs to be removed, and the gate should be repainted. The full board will discuss this at its December 1st meeting.

Landscaping:

Some sidewalks need to be reconstructed. It is the homeowner's responsibility to maintain the sidewalk in front of their property.

Action: Shirley will send out personal emails with the city code to affected homeowners.

Please leave your lights on outside because it's getting darker earlier.

Traffic in the Biopark by South Commons has been heavy. Tom Maxson called 311 to address the issue.

Social: November 22nd. Social: Goodbye to our neighbors who have moved or are moving, 2-4, at Debbie Smith's house.

New Business

The Estate Sale and Open House follow-up:

The open house was not well attended. Debbie followed up with neighbors regarding the estate sale:

What we did:

- **The Estate Sale Form** was completed by the homeowner which included
 - gates will remain closed, with access by code only
 - requirement for special gate codes from Gatekeeper (not to be posted on the gate or any outside signage)
 - requirement to park on one side of the street, no parking near intersections or near fire hydrants; no blocking homeowners' driveways
 - limited to 3 days max
- **Feedback from neighbors**
 - A - cars exiting gate - pulling up too far - exit gate hit at least four cars;
 - L - one vehicle asked to move from her rock landscaping - otherwise, no problems; our roads are narrow and that's a lot of cars; it would help to park

- on one side only
 - D/S - thought it went pretty well; is concerned about any potential damage to gates and property with volume of vehicles; estate sale owner was responsive to concerns; thinks having a gate monitor would help - both on entrance and exit
 - T/M - cars parked on both sides of the street in violation of policy - makes it challenging to get through
 - B/D - cars lined up to get in backing up onto Mountain; untimely overlap with the Mountain run and lane closures; cars turning around in driveways at the end of Laguna
 - J- can't program on/off times for special gate codes, so has to be at home at the computer to start/stop access each day as recommended by Estate Sale owner; can program gates to stay open and then shut after the event each day as an alternative.
 - J/J-It is undesirable to have so much traffic in the Gardens related to open houses and Estate Sales.
- **Alternatives**
 - **Only allow "online" or off-site estate sales**, or White Hat (vetted specialized liquidators - ie, books, artwork, china/silver, etc) to visit the house. The items are online for them to preview, then they come by appointment to take what is sellable. The rest is removed and donated. These options remove the "shoppers" and allow entry to the buyers, or the distributors
 - **Gardens put up NO PARKING signs and cones** on one entire side of each affected street and ensure the Estate Sale Company sends that requirement out in their literature.
 - **Require a GATE MONITOR** (provided by homeowner or Estate Sale company) to check cars entering and make sure cars don't pull up too close to the exit gate
 - **Allow Estate Sales for a fee** - to cover wear and tear on gates, roads, cement apron, and landscaping; as well as potential damage; could be a percent of proceeds (10% or \$500-\$1000, based on average estate sale income). If the estate sale is done online or off-site, no charge.
 - **Don't allow estate sales or open houses**
- **Discussion:**
- **Proposal:** Bring to the attention of the full board in December to discuss future changes

Action: By board approval, Debbie Kmak has agreed to serve as an interim board member until (and likely after) the annual meeting election period, scheduled for February 21st from 10 AM to 12 noon at the Los Duranes Community Center.

The next meeting will be at Showalter's residence, 209 Manhattan Pl, on Monday, December 1, 2025.