The Gardens Homeowners Association Inc.

Annual Meeting

February 22, 2025
Los Duranes Community Center, 2920 Leopoldo Rd NW

1. Call to order and Proof of quorum (32 needed) Quorum was attained with 38 homeowners present or by proxy.

2. Proof of Notice to Members (email reminders since December 2024, sign on all 3 mailboxes)

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

Thanked the board and Gil Clarke for continued dedication and work for the community.

Review of the year:

Updated policies

- Policy reviews over the year:
  - Safety and gate policy
  - Estate sales
- Revised 2 policies.
  - Common Space policy: Updated common space request form for vehicles. Commons areas cannot be used for parking but if equipment needs to be delivered a waiver may be obtained. Requested parking on one side of the street so homeowners and emergency access can be maintained for the community.
  - Dog Socials: Off leash socials under homeowner supervision with a temporary barrier for dog socials. One set of fences is in Debbie's yard. Notify Debbie or Marilyn if you are interested.
  - Late fee policy update: A $25 late fee and a $43 processing fee to the bookkeeper to compensate for time. Payment is due on the first of the month and late fees start on the 15th. Homeowners should keep in mind that a paper check takes 2 weeks for the bank to deliver to the Gardens.
  - Bio Park re: traffic and dust The Park immediately responded to homeowners' complaints: Lights were dimmed, and the road was oiled to cut down on dust.
  - Gates and Maintenance; The cost was a little less this year. An estimate for maintenance was submitted. The walk gate at the Mountain entrance stays open but if homeowners would close the door gently and it won't pop open again.

4. **Safety (Gerri Rivera)**
   - Neighborhood Watch: Homeowners are urged to please pay attention to what's happening in and around the neighborhood. Neighborhood watch signs are up with Dave Herstedt's help.

Thank You Dave!

- Marcie Duran is our neighborhood representative with the police department and has been responsive.
- Reports: A bullet was found on Laguna Seca.:
- Random Gate calls to see if anyone will open the gate.
  Please watch for tailgaters coming into the gate to prevent unauthorized access. Notify Gerri for any issues and get the license plate if possible.

5. **Road Repairs/Landscaping (Gil Clarke)**
   - No road deterioration due to less moisture this year. Gaylords will be asked to do a walk through this spring. The Gardens saved of $13000 by not having any major road maintenance.
   - Gravel is being spread on Laguna Seca and the south commons and the postage stamp path.
   - Tree health is good despite the drought. Dethatching being done and irrigation will be turned on soon.
   - Geese and Cranes are hard on the north commons.
   - A very invasive weed called creeping wood sorrel has infiltrated the commons…. The only solution that will kill it is a broad spectrum herbicide like Round Up so the plan is keeping the grass in good condition to try and retard the spread.

   - Mistle toe on the trees on Laguna Seca. Birds spread the seed and that is how it enters the trees. It would cost $4000-$5000 to remove the mistle toe so there are no plans to remove it.
   - Gate Painting and the fence:

   Painting the fence is prohibitive. Painting the gates will be on the agenda for the next meeting.

6. **Social Events**
   - Outdoor socials are coming up. Want to keep the community together. If you would like to hold a social in your yard let Marilyn know!

7. **Treasurer's Report (Jerry Simon)**

The HOA is in good financial shape. We have enough funds in the operating checking account that we can increase our CD account. Interest on the

additional amount goes towards long term road heavy maintenance. Last year (2024) we moved $20,000 from checking to a 7 month CD. The $20,000 is still part of the operating account, we are just trying to get some interest rather than leaving all those funds in a checking account with virtually no interest. Interest income is subject to tax.

There were no road maintenance funds spent as the roads are in good condition. We also did not need any tree trimming and gate maintenance was well below historic levels. Therefore, there was no need for an assessment (dues) increase for 2025.

The treasure position will become vacant in two years, the current treasure will be stepping down after approximately 10 years in that position. Please consider volunteering for treasure, Jerry is more than willing to answer any questions or assist the next treasure get up to speed.

8. **Election of Directors**

   Jerry Simon

   Debbie Smith

   Shirley Hosler

   A unanimous show of hands of those present and those holding proxies secured the re-election.

9. There was no new business discussed.

10. The meeting was adjourned at 11:00 AM

    Respectfully Submitted, Shirley Hosler

    NEXT BOD HOA: MEETING IS APRIL 7th,2025.