

Minutes of 20th Annual Membership Meeting  
Gardens on the Rio Grande Home Owner's Association  
Saturday, January 25, 2020  
Las Duranes Community Center

Kim Fusselman, President, called the meeting to order at 10:30 am.

Board Members Present: Kim Fusselman, President; Christopher Bigge, Secretary; Gil Clarke; Marilyn Schowalter

**Proof of Quorum and Proof of Notice to Members:** Members checked into the meeting via name and address. Proxies were submitted for members unable to attend. Members attending: 28; Members by Proxy: 19. A Quorum was established (30 or more), and > 2/3 of the Membership was present (40 or more).

**Kim Fusselman, President: State of the Gardens**

Kim provided a comprehensive overview of the past year issues and current issues. Included in the items discussed were: an overview of HOA finances; maintenance of landscape in individual residences and common areas; community requirements for regular tree trimming and removal; regular maintenance of Gates and operation of Knox Box for emergency vehicles (one of the Knox Box was stolen); and road maintenance requirements to maintain property values.

Kim also discussed the value of community relations and getting to know one's neighbors in social settings. She and Marilyn shall plan more opportunities in the upcoming year.

**Gil Clarke: Safety Issues**

Gil meets regularly with the ABQ police.

Trespassing has been reported to the police and follow-up is ongoing.

Gil reports that West Old Town is the safest area in the city. Almost all of the crime is on Central or Rio Grande.

A Knox box replacement for the stolen unit is in the works. Replacement will be done at the same time the Manhattan gate is replaced to prevent a separate service charge.

**Jerry Simon, Treasurer (Christopher Bigge substituting):**

HOA dues are the sole source of revenue and provide \$58,056 per year.

As of year end 2019 the following funds are in bank accounts:

- |                                  |             |
|----------------------------------|-------------|
| • Checking                       | \$37,915.20 |
| • Landscape Maintenance Checking | 987.61      |
| • Undeposited Funds              | 2,214.00    |

December 2019 Total Available to Spend			\$41,116.81
December 2018	\$33,891.85	for a	Year over Year Increase = \$7224.96
• Long Term Road Reserve CD			\$45,370.01
○ Interest on CD = \$807.01			
• Long Term Road Reserve Savings			5,513.40
Total Long Term Road Reserve			\$50,883.41

#### Expense History

• 2016	\$58,583
• 2017	\$55,128
• 2018	\$47,652
• 2019	\$50,055

#### Near Term Cash Demands:

• Restore Landscape Maintenance Fund to \$3500	\$2500
• Long Term Road Reserve	\$5000
• Board Approved Road Maintenance 2020	\$8600
• <i>Replace Manhattan Gate</i>	<i>\$14,200</i>

The 2020 Budget was ultimately approved at the Annual meeting with changes that are in the appended excel file. The 2020 Budget projects spending of \$73,400. Net Income for 2020 is projected to be a deficit of (\$13,100).

The 2020 Budget includes the approved budget item for Replacement of the Manhattan Gate, and notice that a Special Assessment of \$250 was approved by > 2/3 majority of Membership to raise a total of \$14,750.

### **Dave Herstedt, Gardens Landscape and Road Maintenance**

The Garden's Landscape work is all about maintenance.

- Grass -- Thatching, Aerating, Cutting, application of four Scott's products per year from weed & Feed to winterizer, & annual reseeded. Photos of our grass areas show vast improvement over just a couple years ago
- Pruning & Trimming trees & bushes is performed continuously
- Weekly Debris clean up - tree, leaves, branches & debris
- Water wells - Maintain & Monitor the 3 wells & the large irrigation system of sprinklers and drip lines requires expertise and much attention.

Our landscapers do work that otherwise would require another contractor;

Recent Examples: Side walk repair; Widening and leveling the SCA entrance and installation of a safety guardrail system (started 2014); Rebuild and level base for the PS Table; Purchase and install the back flow valve for one of our NCA wells.

The landscape budget is most helpful: small purchases can be made w/o going to the HOA BOARD for money. \*\*\*irrigation parts, replacing dead bushes, grass seed, fertilizer, winter fertilizer, 16-8-8, weed and feed at the most beneficial times; and addressing specific issues.

SANDHILL CRANES - enjoying eating our NCA & SCA grass, the birds are beautiful and we annually buy grass seed and reseed those damaged areas

### **OUR ROAD SYSTEM      *Road Maintenance preserves Property Values.***

Compare our 20 + year old roadway with similar developments. Since 2005, We have been diligent:

crack & seem repair, patch repair when needed, seal coating

Photos through the years that show how we have kept the road system in excellent condition at a very reasonable cost.

YOU ASK WHY      Research provides overwhelming factual evidence: Repair is more cost effective than to allow the cracks and damaged areas to fall into disrepair.

Perform the crack & patch repairs now -- so that we can avoid the very expensive cost of bringing in heavy equipment to mill out the 3 1/2 to 4 inches of the Asphalt road, build a new road base, compact the new base, and then install the new 3 1/2 - 4 inches of asphalt roadway. A new roadway is a big job: \$300,000.00 plus.

Our Paving contractor tells us, "We can delay any major roadwork for years to come"

**Kim Fusselman, President:** Led discussion of Ballot Issues including election of two Board Members for 2020 and 2021, options to repair or replace the Manhattan and/or Mountain Gates, and options for a Special Assessment to fund Gate Replacement and/or Sealing the roads in 2020. No additional nominations for the Board were submitted.

An insurance claim was filed for damage to the Manhattan Gate sustained in August (~\$6000). Police reports were submitted.

Significant discussion centered around the damaged Manhattan Gate Options, security of the gate to trespassing and magnetic closures, and whether a special assessment was required.

Juan Camacho suggested that speed bumps be installed on the approach to the Manhattan Gate to prevent future damage. This suggestion was widely applauded and shall be implemented.

Dave Herstedt explained the expert opinion of Gate-It that the Magnetic Closures may result in increased service calls and inconvenience whenever there is a problem.

### **Election Results:**

- Gil Clarke and Christopher Bigge were reelected to the HOA Board
- Membership voted to adopt Option 2: the Manhattan Gate shall be replaced (~\$14,100)
- >2/3 Membership voted for a **Special Assessment** of \$250 per property to be submitted within 90 days (essentially due by April 30, 2020).

Once Election Results were announced, the Annual Meeting was adjourned.

Respectfully Submitted,

Christopher Bigge

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