

MINUTES OF 19TH ANNUAL MEMBERSHIP MEETING

Gardens on the Rio Grande Homeowner's Association

Saturday, February 23

Los Duranes Community Center

Association President, Gil Clarke, called the meeting to order at 10:30 am.

Board Members present: Gil Clarke, President; Jerry Simon, Treasurer; Sky Gross; Christopher Bigge, Secretary

Proof of Quorum and Proof of Notice to Members: Attending Members were checked in and Proxies were collected for Members unable to attend. A total of 40 Members/Proxies were confirmed. Homeowners were notified of the February 23, 2019 meeting via January 8 minutes distributed to all Members, and formal notification was sent February 3 via e-mail.

Minutes of the 18th Annual Membership Meeting: A motion to approve the 2018 Annual Meeting Minutes was seconded; the minutes were approved as written by acclamation.

Treasurer's Report (Jerry Simon, Treasurer):

The HOA checking account balance is \$33,881.78 and the HOA savings account balance is \$45,010.07; the total checking/savings is \$78,891.85.

In fiscal year 2018, a surplus of \$11,210.18 was obtained. 2018 Expenses totaled \$47,652. Estimated expenses for 2019 are \$53,180 with an estimated surplus of ~\$7000. Annual dues for the Association are ~\$60,000. Late fees for dues in 2018 were \$250.

2019 expenses that have been paid thus far include: Road Repair (\$4067), Landscaping Supplies (\$480), and an Insurance Premium for Directors and Officers (\$972). Another Insurance policy for the HOA will be paid shortly.

Desert Paradise Landscape (Amado and John) is allocated a 5% raise for 2019.

Jerry raised the question to the Membership if Certificates of Deposit (CD's) should be purchased to increase the interest paid on accounts. Discussion did not lead to a specific recommendation. Jerry (with Linda Rowe) will make a specific recommendation for Board Approval.

Jerry asked that a Volunteer review the accounting books according to custom. Timothy Jack Ross, 2615 Aloysia Ln, volunteered to review the books.

HOA President Comments (Gil Clarke):

Gil extended thanks to the following Members:

Paul Brewer for Big Projects

Jerry Simon and Linda Rowe for accounting and Treasurer duties

Dave Herstedt for yeoman service of oversight of Landscape and Maintenance; Supervision and Planning is a demanding responsibility that requires significant organization and is time consuming.

Jeff Hanson for duties as Gate Keeper.

Christopher Bigge for duties as Board Secretary.

Gate Keeper Report (Jeff Hanson):

Both the Mountain and Manhattan Gates are operating well. Members should contact Jeff a few days in advance if they need any services. Jeff can provide cards or clickers, change personal gate codes and issue temporary codes for parties or service employees.

Landscape Committee Report (Dave Hersted):

Dave prepared a comprehensive Maintenance Report for 2018. Appendix A.

Amado and John (Desert Paradise) have maintained the grounds within the HOA for the past 15 years. A short list of their weekly responsibilities include: maintain and clean all Common Areas; debris cleanup (leaves removal 9 months/yr); raking rock pathways and other rock areas; weed control (primarily pulling to minimize chemical use); grass aeration, fertilization, cutting, thatching and edging; pruning bushes and trees (professionals are used for major pruning projects); planting new trees/bushes/plants; well maintenance in North and South Commons (a bad solenoid was replaced in N. Common Zone 5); Sprinkler system maintenance; stump removal, etc.

Sprinkler system repairs are done as needed (Amado/John). The HOA has a good supply of spare sprinkler heads and supplies. The sprinkler system in the South Commons was damaged by vehicles and required extensive repair. Service vehicles should be advised to remain on gravel areas and not travel into the grassy areas.

A new entrance to the North Commons was constructed that improved access and drainage. The raised sidewalk at the Postage Stamp was repaired (\$100); a professional bid had been obtained for \$1200 (remove and replace). Sign posts throughout the grounds were capped and sealed to provide a long life for the posts. The grounds along Laguna Seca were repaired and improved; 150 ft of edging was laid with 2.08 tons of Sedona Red crushed stone. The work is nearly complete.

Road repairs were completed by Gaylord that required double filling all of the cracks in the pavement. In the near future, the entire roadway must be sealed and damaged areas

cut and patched. The estimate for this needed maintenance is \$10 – 15 K. Maintenance is far more cost effective than having to replace the roadway. The Board will determine the timing for this next phase of road repair.

Most significantly for 2018, work is organized and completed following a comprehensive work sheet that outlines priorities, and grass in the common areas was vastly improved using the Scott's fertilizer products, thatching and aeration.

Amendment to Declaration of Covenants, Conditions and Restrictions (CCR): The Board determined that the CCR should be amended to conform with the 2015 Amended Bylaws concerning Director positions, terms and election procedures. Two-thirds of the Association Membership vote is required to Amend the CCR.

As noted earlier two thirds of the eligible Membership was present in attendance, or by Proxy, for the meeting, which enabled the Amendment to the CCR to be voted on. Without objection, a motion was made to Amend the CCR to conform with the 2015 Bylaws and seconded. The Amendment was passed with unanimous vote.

Election of Board of Directors:

Five candidates were nominated for the five board positions. Christopher Bigge and Gil Clarke were nominated for one year positions; Kim Fusselman, Marilyn Showalter and Jerry Simon were nominated for two year positions. No other nominations were presented. The Membership voted to install all five to the Board of Directors for 2019.

Officers were selected by the Board following the meeting. Kim Fusselman, President; Jerry Simon, Treasurer; Christopher Bigge, Secretary.

Gil Clarke, President, extended thanks to Sky Gross and Terry Farmer for their service as Board Members.

Resident Issues:

Phyllis Wilson does not have e-mail access and did not receive advanced notification of the annual Membership meeting. The Secretary shall be responsible for communication of Board minutes and notices to Phyllis and other Members who identify themselves without e-mail access.

Adjourn: A motion to adjourn was seconded and approved by the Membership.

Respectfully Submitted,

Christopher Bigge, Secretary

25 February 2019