

Gardens of the Rio Grande Homeowners Association Inc.
Annual Meeting
Los Duranes Community Center
February 26,2022

- 1. Call to order and Proof of Quorum** 18 present and 31Proxy (total 49) at 10:01 AM.
- 2. Proof of Notice to Members** via email to all residents and posted at the mailboxes and one delivered in person
- 3. 2021 Annual Meeting Minutes** approved.
- 4. Treasury Report:**
 - 2022 Budget, 2021 Profit and Loss statement explanation.
 - 2021 Budget, treasurer explained the budget approved by the board with the following additional expenses:
 - Audit, review, or compilation of finances must be performed by a CPA that is not a resident every 3 years according to state law; audit cost is approximately two to three thousand dollars.
 - Legal cost for update of the CCR's was 1000 dollars with another 1000 dollars on retainer.
 - Explanation of the upkeep expenses required to keep the community safe, and well-ordered given in answer to a resident question.
 - Resident asked if the landscaper contract was going to continue to go up (showed a graph), and board responded that the fee remains the same - other expenses went up.

Action:

Budget, and treasury report approved.

5. President's Report:

- **In 5 months the board has:**
- Created a social committee which had 2 successful events.
- Created a CCR committee which gathered all available historical documents and spoken history. Committee recommended that the board hire an HOA lawyer to update CCRs for Special Meeting vote.
- Hired with an attorney who after careful review of the documents, revised the CCR documents.
- Hired a bookkeeper, WELCOME Angelica Kyle. THANK YOU Linda Roe for your years of service.
- Thank you to all the current and former volunteers in the community who have served on the board, on committees, or on projects over the years

6. Vice President's Report:

- Landscape report; thank you to Dave Herstedt for continuing to assist with the Landscaping. Some projects will be forthcoming as long as they are within the budget.
- Road is in good condition, has a few cracks, and shouldn't need anything outside the budget. Gaylord pavement will be coming to inspect a low spot in the road.
- Fencing by the elementary school can be done by our landscaping crew. Waiting for APS to approve the fencing. Question by a resident was answered in depth regarding the reason for the fencing.
- West Old Town Neighborhood Association: Our area of West Old Town of Albuquerque is one of the safest neighborhoods in Albuquerque.

7. Secretary Report:

- Deb and Shirley putting 5 years of meeting minutes, and financials on the website to be in compliance with HOA state statutes. This will include past annual and special meetings.
- Event page will be forthcoming as the seasons change.
- Residents encouraged to familiarize themselves and use the website for information.
- Will look into creating a blog for residents to communicate.

8. Member at Large Report/Social Committee:

- Proposed fence painting party for the metal fence on Mountain- social event will be announced soon
- Requested additional volunteers for committees

9. Committee Reports:

- **Welcoming Committee:** Welcome packet has been passed out to several new residents and will continue to be updated.
- **Security Committee:** Rich Kramer volunteered to be on that committee with Judy and John Cooper.
- **Architectural Control Committee:** Looking for volunteers to chair and form a committee
- **Continuous Improvement Committee:** Kevin McCusker will chair this committee and will reach out for committee members.

Voting for Officers:

Approval to vote for officers accepted by all but one resident

Unanimous votes for five directors were re-elected and elected . Following the meeting, the Board met to determine the following Board Positions.

President: Debbie Smith
Vice President: Kevin McCusker
Secretary: Shirley Hosler,
Treasurer: Jerry Simon
At-Large Director: Marilyn Showalter.

Open Forum Discussion:

- Emailing the community by community members should be done by the secretary or by secretary proxy to prevent unsolicited emails.
- A resident requested the board have discussion at next meeting about holding people responsible for late fees as well as other violations equally.
- **ACTION:** This will be placed on the March agenda.
- A resident questioned what landscaping projects are being considered.
ACTION: This will be placed on the March agenda.
- Concerns regarding future road replacement, the cost it may occur, and how the expense will be allocated to residents beyond what is in the reserve.
ACTION: These items will be placed on the March BOD meeting agenda.
- Question on how to pay the dues through the bank rather than mailing...Zelle and Bill Pay through your bank is possible.
- **ACTION:** Our new bookkeeper will send out information about this. .

The meeting was adjourned at 11:05AM

Respectfully Submitted: Shirley Hosler