

**GARDENS ON THE RIO GRANDE ANNUAL MEETING
LOS DURANES COMMUNITY CENTER
FEBRUARY 25 2023**

MEETING WAS CALLED TO ORDER AT 10:11 AFTER A QUORUM OF 31 WAS ANNOUNCED

Architectural Control -

- reviewed governing documents, process, and committee size to better communicate requirements for homeowners who wish to make changes to their homes or property

Compliance Letters B

- reviewed our communication to members, revised information and letters for homeowners, and posted documents on our website for:

Request to Use Common Space, Estate Sale Policy and Request Form, Landscape Maintenance Needed (Notification Letter), Gardens Architecture Control Policy, and Homeowner Request to Make Changes to Home, Lot, or Landscaping

- this year we plan to update **Dues Collection Policy and Fees**

In general, last year we reviewed our **governing documents** and completed a legal review. This year we completed a **review of our accounting procedures** and an external Compilation. Next year, we will **focus on maintenance** of the HOA property (landscaping, gates/security, upgrades and repairs) and will generate a **long-range financial plan for major expenditures** and a **plan for funding** those.

Social gatherings:

- this year, question of whether or not to add a communication board near the mailbox(es) to post HOA news. It was decided not to add a communication board.

Gates repairs/improvements

- gate damage- awaiting a longer arm for the In gate on Manhattan
- minor gate maintenance -
- major gate repairs/replacement –
- John Copper will assist Jeff with gate problems, clicker and card availability

Financials

- finished 3 year "Independent Compilation Report" by an independent accounting firm (I'll fill in company info)
- making minor adjustment to reports for monthly financial meetings as recommended by financial review - by adding monthly Profit/Loss Comparison Report, in order to monitor cash flow by category
- investment strategy (CD's for savings)

Maintenance/landscaping -

- major projects completed
- regular maintenance completed
- planning to review needs, write up contract requirements, and open for bids to service our HOA for 2023. Aurum Landscaping (Amado and son) continue to provide our landscaping services.

Vote: A quorum of 32 was achieved and a show of hands for those present(with one abstention) voted the board members in as follows: Debbie Smith, Jerry Simon, Marilyn Showalter, Gerry Rivera.

Following the meeting the board membership titles remain the same with the addition of Gerry Rivera:

Debbie Smith; President

Gerry Rivera: Vice President

Jerry Simon: Treasurer

Shirley Hosler: Secretary

Marilyn Showalter: Member at Large