

The Gardens Homeowners Association Board Meeting Minutes
2/3/ 2022
6PM via Zoom meeting

Attendees (Present at Zoom due to weather): Debbie Smith, President; Gil Clarke, Vice President; Jerry Simon, Treasurer; Shirley Hosler, Secretary; Marilyn Showalter, Member at large; Kevin McCusker

Approval of Minutes: A motion to approve the minutes as written was seconded and passed by acclamation.

Treasurer's Report:

Checking account: \$31,123.59

Landscape account: \$2,955.08

Undeposited funds: 0

Savings account (Road Reserve for heavy road maintenance) \$61,876.70

Total all accounts: \$95,995.37

President's Report: Discussed a list of accomplishments and challenges to be presented at the annual meeting.

Landscape Report: Nothing new to report

Security /Gate Report: Nothing new to report

Welcoming Committee: Nothing new to report

Social Committee: Plans in the making for another spring ladies wine night

West old Town Neighborhood Association: Nothing new to report

New Business:

Discussion: Budget revision was discussed based on new cost estimates and updates on project needs.

According to NM State Statute, an independent CPA must perform an "audit, review, or compilation" of the HOA books every 3 years. The cost is estimated to be between \$3000 and \$6000. We have included \$2000 toward that expense in the budget. The rest will come from checking account balance.

The gates are old and if needed to be replaced would incur a cost of approximately \$14,000. For now we will continue to maintain.

NOTE: The budget reflects our best estimates of costs and needs. As unexpected and/or large expenses come up, the community will need to approve those by 3/4 majority at a Special Meeting called for that purpose.

A motion was made to approve the budget as presented and passed by acclamation.

Gil Clarke is stepping down as a member of the board but will continue in his role as chair of the landscape committee and community ambassador. Kevin McCusker requested his name be placed on the ballot.

Debbie, Gil, and Marilyn will call members of the community to encourage their participation in the annual and special meeting either by physical attendance or by signing a proxy that registers their voting preference. Debbie will contact neighbors on Laguna Seca, Gil will contact neighbors on Aloysia, and Marilyn will contact neighbors on Cilantro. The vote that will require a quorum at the annual meeting is for election of all board members.

For the special meeting that immediately follows the annual meeting, a vote to amend the CCR's as discussed at the last annual meeting will also require a quorum. The amended copy, reissued by the HOA lawyer will be sent to all residents in the annual meeting packet for their review prior to the special meeting vote.

Old Business:

A motion was made to **strictly** enforce the delinquent association fee policy and was passed by acclamation. According to the bylaws Homeowners association fees are due on the 5th day of the month and are considered delinquent by the 15th of the month that they are due. A \$25.00 a month late fee will be charged for every month the dues are delinquent.

Community Question: There were no community requests for this board meeting.

The meeting was adjourned at 7:11 PM

Respectfully Submitted

Shirley Hosler