

**The Gardens on the Rio Grande Homeowners Association
Meeting of the Board of Directors
Monday, February 13 2017
6:30 pm – 409 Cilantro Lane NW**

The meeting was called to order at 6:35 p.m.

Board members present: Paul Brewer, Sky Gross, Jody Harris-Booher, Dan Morgan and Jerry Simon.

Board members absent: None

Guest: None

The Agenda was approved as drafted. There were no additional topics added.

New Board Members Sky Gross and Jody Harris-Booher were welcomed.

Board member Dan Morgan nominated Paul Brewer as President. Paul Brewer accepted the nomination. Dan Morgan and Jerry Simon will continue their positions on the Board as Vice-President and Treasurer, respectively.

Secretary duties previously accomplished by out-going Secretary, Julia Clark, will be split between Jody Harris-Booher, elected Secretary and Sky Gross, elected Member-at-large.

Jody Harris-Booher will do preparation of Board and Annual meeting minutes, email Board agendas, and maintain the Roster of Residents, as Secretary.

Sky Gross will be responsible for Association communication to residents, most notably from the Office of Neighborhood Coordination (ONC). Sky Gross also volunteered to act as the substitute gatekeeper in Jeff Hansen's absence.

As Treasurer, Jerry Simon will continue to send prospective homeowner's the welcome letter along with HOA documents required for compliance with the HOA Act. Disclosure Certifications under this Act require the following documents be given to prospective home owners: HOA Budget, Financial Statements including analysis of the Road Reserve Account, HOA by-laws, CCRs, and proof of insurance. Jerry will also serve as the HOA Insurance contact.

Open Forum: Paul Brewer will be attending the AB Zoning meeting on 2/14/17.

Inquiry and discussion took place as to the history of HOA member dues. It was stated that HOA dues have been \$75 a month since March 2009. It was further stated that a special meeting would be required for a dues increase or special assessments.

Officer and Committee Reports

President's Report:

- Board meetings will continue to be held the second Monday of each month.

Treasurer's Report:

- Financial Review is completed Bi-Annually and will not be performed this year.
- The Treasurer will make an effort to obtain contact information for new homeowners at the time homes are sold.
- The board discussed our D&O and Liability insurance and decided to renew the policy as is.

Old Business

Neighborhood Security: The board is looking forward to inputs from the special Committee for Neighborhood Security formed at this year's annual meeting.

New Business

None

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Jody Harris-Booher
Secretary