

The Gardens on the Rio Grande Homeowners Association
Meeting of the Board of Directors
Monday, October 22, 2017
6:30 pm – 409 Cilantro Lane NW

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

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

Guests in attendance: Jeff Hanson, Gil Clarke, Wyatt Booher, Dave Herstedt, and Amado Gomez (Desert Paradise Landscaping) .

The Agenda for meeting and Board Minutes from August meeting were approved as drafted.

Officer and Committee Reports

President's Report:

Treasurer's Report:

- Jerry presented the 3rd Quarter Financial Statements. Bills are paid. Maintenance, landscape, and security expenses were discussed. The treasurer reports that finances are going well. There was a discussion regarding budget planning and accounting reports. The Board should work with Linda Roe, our accountant, to better reflect planned maintenance and improvement projects so there is a clear transition between all financial documents.
- Late fees are charged to those households not paying dues by the 15th of November.
- Board members received balance sheet and income statement from the Treasurer. They are attached to these meeting minutes.

Landscape Contract Manager's Report:

- All landscape work by Desert Paradise (DP) was performed in accordance with contract requirements during reporting period.
- There was discussion regarding bagworms and the Board agreed to do nothing at this point but will keep watch of the situation.
- Signage -Recommendations from the Landscape Committee (Dave Herstedt and Wyatt Booher)
 - A "Caution: Children Crossing" sign was recommended and approved for the Mountain Gate area.

- The neighborhood speed limit signs are hard to read. The board approved a new speed limit sign recommended by Wyatt Booher in the hope that it will encourage residents and visitors to slow down.
- The board approved \$150 for the new signage.
- The "Gardens on the Rio Grande" Mountain entry sign needs to be replaced and will be added to the list of maintenance projects to be considered at the upcoming budget review.

Gate Keeper's Report:

- The Mountain exit gate needs work as the cover is permitting water into the housing and no longer automatically opens during power outage. It was recommended that "The Modular Kit" be purchased that includes a cover and necessary replacement modules. A quote was received from Gate-It for \$1,730. This maintenance item will be added to the list of maintenance projects for consideration in the upcoming budget review. Wyatt Booher and Dave Herstedt will, at a minimum, put a new stainless steel bolt in the arm of the gate.
- The sign on the Manhattan gate still tells visitors to go around to the Mountain gate at the bottom of the sign. Dave Herstedt volunteered to cut the bottom off the sign..

Old Business

Security Committee Report:

- Wyatt Booher presented the security committee report. All board approved security improvement have been competed with the exception on the installation of asphalt humps at the Mountain gate to narrow the space between the street and the bottom of the gates to prevent intruders from crawling under. The work will be performed by Gaylord Paving and is scheduled for Nov 2nd. Dave Herstedt to supervise the asphalt installation.
- Wyatt Booher will call the MRGCD to follow up on having the acequia cleaned out.
- The new-owner "welcome package" consisting of a welcome letter and the gate policy among other things continues to go out to title companies and real estate agents of new homeowners. Dan Morgan will merge the two existing versions of the welcome letters into one.
- Jerry Simon suggests that to better orient new residents to the community We should solicit volunteers to create a new resident Welcoming Committee.

The board approved a replacement patio wall for 505 Cilantro via email after an architectural review. The existing wall was pulling apart so it was replaced.

Owner 10/29/2017 8:51 PM

Deleted:

New Business

Neighborhood speeding was discussed. Residents need to be aware of their speed while driving in the community. Speed should be at or below 15 miles per hour.

Trees along community roads need to be trimmed according to HOA Policy so that they do not hang in to the street or over the sidewalks. If the trees continue to be a problem the HOA will need to send out letters to the homeowners.

The owners of 509 Cilantro have requested approval for solar panels to be installed above their garage. The Board is awaiting the contractor's design package for final approval.

There are numerous violation of the HOA Covenant's Section 3.02 regarding parked vehicles and campers, resident trees protruding into sidewalks and roadways, and signs in yards. The Board will send a letter to all home owners and residents regarding these violations. Residents are reminded to become familiar with community covenants.

Homeowners with covenant violations are asked to correct the situation. Paul will draft the letter to be sent.

The Board will have a Budget Planning Session on November 13th, 2017.

The meeting adjourned at 8:38 p.m.

Respectfully submitted,

Jody Harris-Booher
Secretary

Owner 10/29/2017 8:50 PM

Deleted: lo