



The Gardens Homeowners Association Board Meeting Minutes October 4th, 2021

Call to order

A meeting of The Gardens Homeowners Association Inc (HOA). was held at Rio Grande Substation on October 4, 2021 at 6:30PM.

Attendees

Attendees included: Debbie Smith, President; Gil Clarke, Vice President; Jerry Simon, Treasurer; Shirley Hosler, Secretary; Marylin Showalter, Member at Large and community members Kevin McCusker (Dave Herstedt, Dean Showalter, Steve Fusselman, Julia Clarke, and Sandi DeSalvo

There were no attendees on Zoom

Approval of minutes

A motion to approve the August meeting minutes as written was seconded and passed by acclamation

Reports

Treasurer's Report: As of October 1, 2021

Checking account: \$21,979.02

Landscaping account: \$3,321.75

Undeposited funds: \$2,329.33

Total: \$27,630.10

Savings account (Road Reserve) \$61,874.61

Total all accounts: \$89,504.71

Discussion:

Dave Herstedt said that about every 2 years there is a major expenditure for the roads. The highest amount spent on the road was \$18,000. If the road is to be rebuilt entirely the cost would be between \$300,000 and \$400,000. The road is projected to last for at least another 20 years or more barring any environmental or unforeseen disasters. Homeowner's dues can be increased by 10% a year in order to save money for the future road rebuild.

Jerry Simon reported that Sue Gunckel inspects the HOA books once a year and the report was handed out at the Annual Meeting. Linda Rowe is the CPA for the Gardens HOA Inc. Jerry is in possession of the landscape debit card and there have been no charges on the card for several months. The card will be used this month for fertilizer and weed control supplies. Receipts are

available for all purchases. Jerry is happy to have residents who wish to look at the books to call and make an appointment to meet with him.

Action:

A motion was made and seconded to approve the Treasurer's report and was affirmed by all.

President's Report:

Discussion:

The documents that are on record at Bernalillo County for the Covenants, Conditions & Restrictions (CCR's) and Bylaws are outdated based on the many changes that have occurred at meetings of the HOA since 1999. Past board members and residents have been contacted to retrieve written documents that illustrate all changes that were approved by the board and members of the HOA during that time.

Action:

A committee was formed to recover the past documents in order to determine changes needed in the CC&R's and Bylaws. Their recommendations will follow State Statutes and include legal requirements from the County. The proposed amendments to the documents will be presented to the residents at a special meeting for official voting and will be recorded with the Bernalillo County Clerk. Gil Clarke will chair the Special meeting, Debbie Smith, Steve Fusselman and Kevin McCusker volunteered to be on the committee and Juan Camacho will be asked to serve on the committee. It is hoped that other members of the community also will volunteer to participate in this work. The board has set a goal of January 2022 to complete the project.

Report on the Gates:

Discussion:

Dave Herstedt reported that on September 24th in the early afternoon a man was trying to push the gates open with his car while exiting the mountain gate. He is thought to be a home health worker and was driving a red Nissan. The gate stayed open for a time and is now sticking but seems to be working so far.

Action:

Dave will ask Adam Chavez for video from the camera on his garage in order to get a license plate number of the car in case damages to the gate become evident and repairs are required.

Discussion:

There was a question regarding the proper procedures for giving delivery cars and trucks personal gate codes.

Action:

Gate use instructions will be presented at the next meeting and recorded in the minutes.

In the future, an inventory of all cards and clickers will be completed by Jeff Hanson and all that are no longer active will be purged.

Landscape Committee Report:

Discussion:

Steve Fusselman will chair the landscape committee. Volunteers for the committee are Dave Herstedt and Jerry Simon. Norm Meyer was a past member of the committee and Steve will ask him if he will continue to volunteer.

Third and Fourth Quarter Landscaping for 2022 are as follows:

Winterize and weed control both common areas: \$350.00

Complete the entrance in to the south commons: \$0

Remove 2 trees in the south commons area and on Laguna Seca: \$0

Remove dead bushes: \$0

Refresh Laguna Seca and North commons berms including steel edging: \$700.00

Plant additional honeysuckle bushes in both common area well enclosures: \$200

Repair irrigation line in the southwest corner of the south commons: \$200.00

Plant 2 new trees and 3 to 5 new bushes: \$450.00

Rainbird sprinkler replacement heads: \$400

Necessary road patches in several spots: \$0

Total cost: \$2,300.00 (leaving \$1,021.75 in the landscape budget)

Action:

A motion was made and seconded to accept the report and recommendations of the landscape committee and was affirmed by all.

Welcoming Committee Report:

Julia Clarke reports that the volunteers for this committee are excited and ready for new residents.

Social Committee:

Marylin reports the October 16th a social event will be held from 3-5 PM at the Postage Stamp area on the corner of Aloysia and Cilantro. Residents are asked to bring their own beverage (BYOB) a snack if they wish (potluck during COVID didn't seem appropriate) and a chair as sitting is limited at the table. The committee is looking for more volunteers to join Marylin and Dean.

Unfinished business

The West Old Town Neighborhood Association (WOTNA) will be revived. More information on that will be coming and sent out to all residents.

Weeds continue to be an issue in the front yards. Violations will be dealt with according to the policy. The HOA landscape policy will be attached to the Minutes and sent to all residents.

New Business

Discussion:

The fence by the elementary school is very low and trespassers have been seen coming through the fence and into The Gardens.

Action:

Gil will speak to the Middle Rio Grande Conservancy District representatives and to the staff at the Reginald Chavez Elementary School this week regarding any issues they may have if the HOA raises the height of the fence. Gil will get estimates for the fence.

Discussion:

There is a resident in the community that has no access to email.

Action:

The secretary will use the US postage service to mail correspondence that has been emailed to the community.

Discussion:

The new website automatically downloads files and is not user friendly to either the community or the web master. There have been no volunteers from the community to take over the site.

Action:

A motion was made and seconded for the Secretary to explore the cost of having a professional set up and do routine maintenance on the website.

Announcements

The 2022 Annual meeting will be held Saturday, February 26th

A Work session to establish the 2022 budget will be scheduled for the November meeting to be presented at the 2022 annual meeting in February.

Filming will take place at the Rio Grande Mobile Home Park on New York Ave on 10/7/2021 from 7 PM to 2PM. There will be prep and wrap trucks in the area on 10/6 and 10/8. Signs will be posted in the area.

The meeting was adjourned at 7:49 PM

Respectfully Submitted, Shirley Hosler October 6, 2021

