

**The Gardens on the Rio Grande Homeowners Association
Los Duranes Community Center
11/2/2022**

Attendance: Debby Smith, President; Gil Clarke, Landscape chair; Jerry Simon, Treasurer *absent*; Marilyn Showalter, member at large *absent*; Kevin McCusker, Vice President; John and Judy Cooper, homeowners; Shirley Hosler, Secretary

Call to Order: 6:10 PM Meeting was Adjourned at 7:00 PM

Approval of Previous Minutes: Approved by acclimation

Treasurer Report: Bank Accounts (as of 11/02/2022):

Checking	\$ 34,491.40	
Landscape Checking	\$ 2,640.96	
Undeposited Funds	\$ 701.67	
Operating Fund		\$ 37,840.03
(Road Reserve)	\$ 61,881.33	
Total All Accounts		\$ 99,721.36

Social Committee: Nothing is planned for this month yet.

Landscape Committee: Logs in the south commons were removed. Sourcing crusher fine for Laguna Seca, Watering 2x a week, fixed a leaking feed line in the south commons.

Architectural Committee: **Really needs someone or several people to volunteer. Please**

Gates/Safety: Manhattan gate slams when it opens and hits the curve on occasion. Gates were greased.

Old Business: External financial review budget has been sent and the review will be for 3 years. Will be presented at the February meeting.

New Business:

1. Approval for landscape maintenance notification letter.

Approved by acclimation without revision (10/9)

2. Approval for Estate Sale

Approved by acclimation with two small revisions

3. Approval for Architectural control policy

Approved for Architectural control policy

4. **Approved to raise fees by 9.09% (\$100 per month, \$300 per quarter, \$1200 per year)**
5. Annual CCR mention of dogs needs to updated. This will be voted on and presented at the annual meeting and voted on after the annual meeting as a special meeting which must have quorum.
6. Dues policy will be an agenda item next month.