Gardens on the Rio Grande Homeowners Association Board Meeting 4 March 2019

**Agenda**

1. Call to Order
2. Establish Quorum
3. Approve February Minutes
4. Open Issues
	1. Treasurer’s Report
	2. Landscape Committee and Road Report
5. New Business
	1. Garage Sale Request Juan Camacho
	2. HOA Community Oversight of ABQ Chris Bigge (Responsibilities & Contacts)
6. Adjourn

Board Members Attending: Kim Fusselman, Gil Clarke, Marilyn Showalter, Chris Bigge

Marilyn Showalter e-mail: mar.show@hotmail.com

Residents Attending: Dave Herstedt, Landscape Committee

**Treasurer’s Report:** No update required following the annual meeting. There will be follow-up conversation regarding any outstanding association dues (Gil Clarke).

The Board decided, after several previous discussions, that a Debit Card for Landscape Committee expenses be obtained. The goal is to obtain a Debit Card by the end of March 2019. The Debit Card may require a new account to be opened. The balance within the account should be limited to the annual Landscape budget (ca. $3500).

A Debit Card will simplify supply/service purchases and eliminate the need for personal outlays. Historically, all receipts of purchases are obtained and reimbursed monthly.

**Landscape Committee and Road Repair (Dave Herstedt):** Additional quotes will be obtained for the Manhattan Gate backup battery pack. The original quote was for $1500.

Discussion to strengthen the Manhattan Gate as outside pedestrians were observed to push the gate open enough to squeeze through and gain access. The HOA liability insurance assumes risk for all persons invited/not invited within the property limits.

Access to the South Commons is generally closed to vehicular traffic. Driving beside the bank is hazardous as it is narrow and soft along the edges. Amado/John will be doing work to level and widen along the Ditch Bank.

Picking up dog/coyote droppings is ongoing. Much preferred if residents pick up after their dog!

**Garage Sale Request (Juan Camacho):** The CCRs do not forbid Garage Sales. However, any Garage Sale shall be an internal event within the Association and the Gates shall not be opened.

The Board requests that a Volunteer come forward to plan and coordinate with the community any Garage Sale this year.

**Amendment to Declaration of Covenants, Conditions and Restrictions:** The Amendment to reconcile the CCR with the 2015 Bylaws was passed by 2/3 of the Association Members at the Annual Meeting. Terry Farmer filed the Notarized Amendment with Linda Stover, Bernalillo County. Terry shall be reimbursed the $25 filing fee.

**HOA Community Oversight by Office of Neighborhood Coordination, City of Albuquerque**

CBigge will be responsible for filing the following documents to comply with the Oversight Office before the deadline of May 1, 2019:

* A letter to the Office of Neighborhood Coordination outlining Amendment to CCR
* Complete and submit the Annual Report Form that includes names of officers (Kim Fusselman, President; Jerry Simon, Treasurer; Christopher Bigge, Secretary; and identifies Kim Fusselman and Gil Clarke as Main Contacts for the Gardens HOA
* Included with the submission will be a copy of the Notice announcing the annual meeting

**Other Resident Issues:**

**Dan Arnold** filed a space request for the South Commons for Sunday, May 26th for 4 hours. The Board approved the request and will permit a ‘Bounce Castle’ to be utilized.

As stated before, the Sprinkler system in the South Common is susceptible to damage, so sprinklers should be marked prior to use by Dan et al. Access by the drainage canal can be dangerous due to the soft sides and narrow path; someone must be available to supervise any delivery vehicles for the event. Dave H. will ask Amado/John if they may switch their work days to accommodate, and if not available, volunteers may be required to supervise.

A walk through of the South Commons before and after the event must be done to verify conditions and any damage that may occur..

**Marilyn Showalter** proposed that a table in the Postage Stamp would make the area more social and inviting for use. She has offered to investigate table options and should present those options to the Board.

**Adjourn**

**Respectfully Submitted,**

**Christopher Bigge 505 Cilantro Ln NW**