Gardens of the Rio Grande Homeowners Association Board Meeting 3 June 2019

**Agenda**

Call to order; Establish Quorum; Approve May Minutes

Treasurer’s Report

Landscape Committee Report

CABQ Zoning Conversations & IDO Annual Update/Rio Grande Narrowing Project

South Commons Shed

Member Issues/Other

Tree trimming and property/landscape upkeep

Dan Arnold (South Common usage follow-up)

Vandalism to electric box outside of Mountain Gate

Tree trimming and Landscape Maintenance Issues

Other

Adjourn

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

Residents Attending: Dave Herstedt, Landscape Committee; Julia Clarke

**Rich and Mary Kraemer are the new owners of the Brewer house. Contact information:** **rmpkraemer@gmail.com** **(505) 500-0500 (Richard’s cell)**

***The HOA e-mail list shall not be used to solicit any customers for the purchase or rental of goods, services or anything else. When a house is selling every realtor and Title Company is informed that the homeowners information is available only for ‘Official’ HOA communications. Abuse of the HOA mailing list is unacceptable.***

**Treasurer’s Report:** The Guttierez house (512 Cilantro Ln) was sold; new residents are present. Third Quarter HOA invoices were e-mailed. Residents are reminded that assessments not paid by the 15th of the month in which they are due will incur a late fees. Continual failure to pay will result in a lien placed on delinquent property and all associated costs will be added to the homeowner’s account.

Jerry will contact Dr. Timothy Jack Ross (volunteer) about the annual review of the HOA finances and financial report.

**Landscape Report:** $899.22 has been spent thus far this year. Sprinkler heads and nozzles are inspected on a routine basis and are all working currently. Landscape maintenance has been routine: 8th grass cutting; hand pull most weeds with minimum spurge in spots (stopped all use of Roundup). The South Commons entrance is being improved for safety with Railroad ties to increase width and level (Terrace and Widen). Once completed, the South Common will be more accessible.

Spring wind has caused trash to be spread throughout the association grounds. On May 23, 50 mph winds blew over trash cans and trash had to be picked up. ***All residents should place all trash in tied trash bags prior to putting into their trash cans to avoid having trash blowing all over.***

**Entrance Gates:** The Manhattan Gate does not stay open when power goes off; a Battery Backup is required. The current quote is $1375.25 for a battery backup.

The current gates cannot be stiffened effectively to prevent forced entrance of pedestrians. Both the Mountain Gate and Manhattan Gate were originally temporary gates. Dave and Gil will investigate Chain Drive Gates as a way forward.

Vandalism at the electric box at the Mountain Gate – disassembly of the electric box.

**Rezoning and Rio Grande Narrowing:** Rezoning proposed is of no concern to the Gardens community. The city project to narrow Rio Grande will proceed and cause disruption of our traffic into and out of the area. Julia Clarke reminds all of us that our voices at Community Meetings regarding these decisions are imperative. The consequence of not voicing opinion results in decisions such as the Rio Grande Narrowing Project.

**South Common Equipment Shed:** Nothing will be done at present.

Respectfully Submitted,

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505 Cilantro Ln NW