**Gardens of the Rio Grande Homeowners Association Board Meeting** 4 November 2019

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

Homeowners Attending: Steve Fusselman, Dave Herstedt

**Agenda**

Treasurer’s Report

 Landscape Report

 Tree Trimming and Gate Issues

 Other Business

***Annual Meeting of the Membership of Gardens on the Rio Grande:***

***January 25, 2020 Los Duranes Community Center 10:00 am – 12:00 pm***

* ***Review options for entrance gates at Manhattan and Mountain***
* ***Community decision on which, if any, Gate Option to Initiate***
* ***Community decision on how to finance Gate Option; avoid Assessments***
* ***Community decision on Road Maintenance (Sealing Roads)***
* ***Two HOA Board seats shall be elected: All members with an interest to serve on the Board should put their name forward with any current member of the Board***
* ***Standard Business: Financial Report, President’s State of the Gardens, etc.***

Minutes from the October Board Meeting were approved.

**Treasurer’s Report (Jerry Simon):**

As of November 3, 2019 all assessments are current. Next Quarterly dues should be submitted by January 10, 2020. Invoices are sent by email only and come from Linda Roe, the HOA bookkeeper, they are sent around the first of the last month of each quarter.

Funds for long term heavy road maintenance are in reserve. There are two accounts for Road Reserves: a CD was purchased in early 2019 for $45,000 and is now worth $45,175.57. An additional $5000 was moved to road reserve savings to give $5513.13 in the Road Reserve Savings Account. The total Road Reserve is $50,688.70.

Currently there is $38,096.80 in the checking account for all association needs besides the long term heavy road maintenance: Checking $36,238.80; Landscape Checking $1858.00

**The total balance of all accounts is $88,785.50**

**Entrance Gates – Manhattan Gate/Mountain Gate**

 Gil Clark suggested that the damaged Manhattan Gate can be straightened as a temporary fix.

 Prepare Project Options and Recommendations prior to December Board Meeting.

A meeting (Board Members and interested homeowners) with Scott’s Fencing (Chris & Darrell) is scheduled for **Tuesday, November 19 at 3:30 pm.** Meet at Mountain Gate and then go to Manhattan Gate.

Preliminary discussion were held with two vendors, Gate-It and Scott’s. Replacement of all four (ingress/egress) gates with the current configuration is $24,000 -28,000

The Manhattan Gate currently has a 16 foot gate, the egress gate opening outward from the community, and the motor on the outside of the gate. There is no pedestrian walk through gate. Gate code for emergency vehicles call for a 20 foot gate. Replacement of the Manhattan Gate with the changes to address current issues and to install a stronger/better motor is approximately $18,000.

**Roads**

 Dave H. will contact Gaylord’s Paving to schedule maintenance for minor crack filling (this fall) and determine when major work (road sealing) may be done. The assessment has been made that the roads can be maintained indefinitely with timely maintenance, which will avoid massively expensive road replacement.

**Landscape Report (Dave Herstedt)**

 The project to widen and level the entrance path into the South Common is nearing completion. The pathway has been widened from 9 feet to 14 feet and leveled. A Guard Rail System was installed to increase safety.

**Trees**

The Board’s general statement to mitigate risk of injury or property damage on how/when to remove trees: ***Tree removal should be considered for diseased trees and trees that are deemed to have caused, or likely to cause structural damage.***

 The large, fallen elm branch in the Postage Stamp initiated an assessment of tree trimming needs in the Gardens. A bid of $2800 from J&E tree service was received for the following:

* Remove and trim elm trees in the NW corner of the North Common
* Remove the cottonwood from the North Common that is damaging the wall
* Trim/remove Mistletoe from trees in North Common
* Trim trees as needed in the Postage Stamp

Meeting Adjourned

Respectfully Submitted,

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