

**The Gardens on the Rio Grande Homeowners Association  
Board of Directors Meeting  
Los Duranes Community Center  
5/2/2022, Monday 6 PM**

**Call to Order: 6 PM**

**Approval of Previous Minutes: By acclimation**

**Treasurer Report:**

Independent CPA and a bookkeeper are still needed for compliance.  
Please see the enclosed May treasury report.

**ACTION:** Kevin will ask a friend who may want to apply for the bookkeeper.

**Presidents Report:**

1. Filing for documents are complete and digitized. All documents are on the website for realtors or homeowners who wish to download and have a copy.
2. *NO meeting in June* due to vacations and lack of a quorum.

**Committee Reports:**

**Social:**

Successful Sunday get together at the postage stamp.  
Great Idea from the Hubbards to have a unique car show on a Sunday.  
Will investigate playing badminton on the south commons.  
South Commons is reserved on 5/21 is for a party from 9 AM to 2:30 PM  
The committee intends on scheduling something every month.  
Fences need to be painted but need to be repaired first. Two bids were received.

**ACTION:** A calendar will be placed on the website for the community to know when functions will be occurring.

**Landscape:**

Weeding on Mountain road completed.  
North commons area is looking dry however the sprinklers are working well. The commons normally appear like this in the spring and considering it is hotter and windier than usual it is to be expected. Common areas were not mowed due to equipment failure.  
No new projects are scheduled for now.  
Four areas on the road need to be patched ASAP. Estimate from Gaylord \$3,144 plus tax. Cracks should be resealed in October for a bid of \$7,200 plus tax. Crack repair will

be scheduled in the fall and the membership will be notified. Surface of the road is in good condition and will continue to be monitored.

**ACTION:** Authorization for the road repairs was approved.  
July meeting will discuss the need for a new road budget

**Gates/Safety:**

1. Gates will be cleaned and lubricated.

**West Old Town:**

West Old Town is still the Safest neighborhood in ABQ  
Gil will attend the IDO meeting 20<sup>th</sup> of May where they will discuss development in the area.

**Old Business:**

None

**New Business:**

1. Discussion and adoption of presented Vision Statement

**ACTION:** Vision statement is adopted and will be placed on the website.

2. Estate Sale

Discussion: Auction houses rather than estate sales in the neighborhood would be preferred rather than opening the community to the public.

**ACTION:** Marilyn and Debbie will compile a list of auction houses and ask if they would come and present and inform the community at a board meeting.

3. Weeds on Homeowners property

**ACTION:** Will send out weed letters on the first of the month. In May the letters will be sent this coming weekend.

4. Can there be a community only yard sale?

No yard sales are permitted.

6. Commons private party policy

**ACTION:** Homeowners who want to use the commons areas for private parties need to fill out a form which is under policies on the website before approval can be made.

7. Gas versus Electric blowers and other landscape equipment.

It is becoming clear that the city or state may mandate the replacement of small gas engines with electrical equipment. Gil has been surveying the cost of such a move and will continue to work with city planners so the Gardens can continue to be future oriented.

10. Garage use and driveway parking. There are many vehicles on the street that belong to homeowners. This is against the covenant. Vehicles should be parked in the driveway or preferably in the garage.

**ACTION:** Solutions to the problem will be brought up in the July meeting.

### **Proposed Vision Statement**

The Gardens on the Rio Grande is a gated community of 59 homes and 5.5 acres of shared open space in the Old Town area of Albuquerque. The community vision is to keep our homes and neighborhood beautiful and safe for decades. Pride of ownership is readily visually apparent. The overall integrity of the neighborhood is maintained and supported by an active Homeowner's Association with strong leadership and committee structure.

A few examples of the HOA purvey are landscaping, gate maintenance, road preservation, and social functions. The board serves the community with careful fiscal integrity.

Welcome home.

**ACTION:** Adopted the vision statement as written. It will be placed in the welcome packet and placed on the website.

The meeting was adjourned at 7:20

Next meeting is scheduled in July, but the date will be announced as July 4<sup>th</sup> is the first Monday of the month.