

The Gardens on the Rio Grande Homeowners Association

HOA Board Meeting

May 6th, 2024, 6PM

Monday

Present: Debbie Smith, Gerri Rivera, Shirley Hosler, Marilyn Showalter, Gil Clarke

Meeting was called to order at 6:10 Meeting was adjourned at 7:30

Old Business:

1. Covenant Change Update: All changes have been made and filed on 4/24/2024 for the cost of \$25.00. Debbie will rescan the covenants with the change and then it will be uploaded to the website.
2. Dog Fence insurance query update: HOA Insurance company was queried re: temporary dog fence. If it is a temporary fence and only for the HOA neighborhood use, there is no problem or issue.
3. Landscaping update: New lawnmower is working well, fertilizer in the commons has been spread and pine cones will be picked up. Sprinklers for the dry spots in the north commons are being rerouted.
The sign for the road preventing passage to the south commons has been removed. If you have it or know someone who does please replace it.
4. Bio Park acequia coyote deterrent update: Marlo will follow up.
5. Mountain Gate hitting vehicles update: Eventually fiber optics will be placed and turned on and our software will need to be updated which will perhaps correct the problem in the future.
Action: Debbie will contact Jeff for readjustment of the gate and receive a list of gate number codes so they can be updated..
Action: Gerri will reconcile the gate codes.
6. Mountain sidewalk fix update: Fixed but the bill hasn't been sent.
7. Ladies night: Postage stamp May 23rd 6-8 BYOB and food to share.

New Business

1. **Weed letters:** Tree branches over the sidewalks need to be cut down and weeds need to be removed from front yards. Please take a look at your property and amend any issues.

Action: Shirley will send out weed letters next week.

2. **Discussion:** Residents who are still paying their HOA dues late are costing the community accounting time. Cost associated with extra bookkeeping due to late fees will be assessed against the late paying members instead of to the entire HOA.

Action: The new late fee schedule voted on and approved is as follows:

\$25/month plus an additional \$43 to cover costs and fees incurred in processing and collecting delinquent accounts as provided for in the bylaws (article 8).

NOTE: residents may or may not get reminders and all additions are cumulative on the account that is delinquent

3. **Trespasser:** 2 police reports have been made after 3 sightings of a younger gentleman with a boxer dog. Please report all trespassing that is observed. He has been seen several times in the south commons usually around 8PM. Neighbors should be vigilant as we have residents walking and children on bicycles.
4. **Safety:** Please make sure the rosters are up to date with all people living in the community in case of extreme fire danger or other safety issues. You can send Shirley additional names and numbers to add to the roster.

Next Meeting is June Monday, June 3rd at the postage stamp unless the weather does not allow.