

**The Gardens on the Rio Grande Homeowners Association  
Minutes**

**Monday, January 5, 2026**

**504 Cilantro**

**Present:** Debbie Smith, Marilyn Showalter, Shirley Hosler, Jeff Hanson, Jerry Simon, Karen Wooten

Called to order at 6:02. Adjourned at 7:15

**The Gardens HOA Treasure Report  
January Meeting  
2026**

**Bank Accounts** (as of 01/04/2026):

Checking	\$25,044.00	
Landscape Maintenance <sup>1</sup>	\$4,699.04	
Undeposited Funds	\$7,260.00	
<b>Operating Fund</b>		<u><b>\$37,003.04</b></u>
Road Reserves CD 1	\$111,778.35	
Road Reserves CD 2	\$0.00	
Road Reserves Savings	\$500.79	
<b>Road Reserves Total</b>		<u><b>\$112,279.14</b></u>
<b>Total All Accounts</b>		<u><b>\$149,282.18</b></u>

**Significant Expenditures:**

**Upcoming large expenditures:**

Road maintenance?

**Notes:**

Funded road reserves \$10,000 2025 and 2026 contributions from checking

Reduced operating funds in the CD by \$5000.

Current CD - \$15,000 is operating funds down from \$20,000

**Late Fees:** One homeowner has a late fee.

**Budget Discussion:** The board has identified several potential improvements to the community

to support annual budget preparation. Possible improvements not included in the 2026 budget, but where funds are available, if we dip into our bank operating funds:

Sign on Manhattan: \$5000-

Speed bumps to slow down speeding (costs not yet determined) because several residents and their guests drive too fast.

Strip and paint the Manhattan gate: \$2000

The total estimated cost is approximately \$7000.

The board is asking the community to vote on these upgrades at the annual meeting on February 21<sup>st</sup> at the Duranes Community Center

**A quorum is needed (32 homeowners either by attendance or proxy) to approve these items and to vote on the retention of 2 board members (Marilyn Showalter and Deb Kmak).**

**If anyone is interested in serving on the board, please let me know as soon as possible so we can add your name to the ballot.**

**If you are not attending the February 21<sup>st</sup> meeting, please complete the proxy and give it to a neighbor or board member, indicating your approval of the items and your vote for the board members. I will be happy to come pick up your proxy (text me 309-453-1114), or you can place it in the envelope hanging on my front door (first house at the Manhattan gate).**

**Gates:** Regular maintenance on both gates and the addition of a laser device to prevent gates from closing on a car should be scheduled. Rust on the Manhattan gate should be removed, and the gate repainted.

**Action:** Gil will inquire if Amado can rent a pressure washer to remove the rust, then paint the gate.

**Discussion:** Re: Laser detector for Manhattan Gate closure

The laser detector requested for the Manhattan Gate was deemed inadvisable by the gate company and several board members, as it would be an additional component that could fail and incur repair costs. According to the gate company, if the timing is adjusted correctly, the detector is unnecessary. The price for the sensors on the Manhattan gate is \$1,400. The other costs for the gates are gate maintenance, which includes Door King (software) and CenturyLink for phone, and is budgeted at \$4,500. Raising the estimate next year due to issues that occur was discussed.

**Action:** Delay the Manhattan sensor purchase to assess the severity of the issue at the Mountain gate. This will be further discussed at the annual meeting.

**Estate Sale Update and Policy:** Reports indicate issues with the gates, including the Mountain gate being struck four times and landscaping damage on the aprons during a previous estate sale. Some residents have raised safety concerns. One resident mentioned they had already scheduled an estate sale and did not want to cancel it, as their estate sale company planned to assign staff at each gate and monitor neighborhood traffic.

**Action:** The estate sale policy will remain as originally written in 2022, with one exception: a \$2,000 deposit will be required from the homeowner, and the deposit will be refunded if no damage occurs. Deb will convert the original 2022 version to include a deposit and publish it on the website.

**Landscaping:**

1. Gaylord Paving met with Gil and proposed that \$13,000 will be needed for road repairs this spring or summer.
2. A tree in the north commons by Cilantro needs to be removed, as advised by the arborist. The

roots cannot be cut, and they currently pose a safety hazard and liability concern. The tree in the north commons will be removed for \$2,500.

**Social:** Uneventful dog social on January 1. Another Dog social with coffee will be scheduled in February on a good weather day.

**SAFETY ISSUE:** During this Christmas/New Year's season, children on electric scooters were nearly hit because the scooters were lower than the windshield of the car that almost struck them. Please attach flags to the electric scooters, similar to those used on recumbent bikes, so vehicles can see them.