

The Gardens on the Rio Grande Homeowners Association

HOA Board Meeting

November 4, 2024, 6PM

Monday

Present: Debbie Smith, Shirley Hosler, Jerry Simon, Dave Herstedt, Gerri Rivera, Marlo Maxson

Last meeting minutes in October minutes were approved.

Meeting was called to order at 6:00 Meeting was adjourned at 7:00.

The Gardens HOA Treasure Report

November 2024 Meeting

Bank Accounts (as of 10/5/2024):

Checking	\$29,661.37	
Landscape Maintenance	\$1,509.68	
Undeposited Funds	\$5,940.00	
Operating Fund		<u>\$31,171.05</u>
Road Reserves CD 1	\$101,939.28	
Road Reserves CD 2	\$0.00	
Road Reserves Savings	\$500.74	
Road Reserves Total		
Total All Accounts		\$102,440.02
		\$133,611.07

Significant Expenditures: None

Upcoming large expenditures: None

Old Business:

1. **Neighborhood watch Update:** Gunshots heard here and in Duranes.

Residents: Please call **311 or 242-COPS** if and when you hear gunshots. It's also not a bad idea to post it on the Next door app. The police department looks at the next door apps and all the "noise" will help alert police to the issue.

Actions:

Gerri: will order 1 more neighborhood watch and 4 No trespassing signs.

Shirley: Receive Power washing and painting gates bids for the gates before the signs are put on.

Dave Herstedt will Purchase 2 posts to place the neighborhood watch signs on. The signs will be placed on gates and also on posts on the north and south acequia. Thank you Dave!

Marlo Maxson: will ask our neighbor on granite for permission to place a sign on the property near the south acequia.

2. Habitual Late Dues Payers:

While most residents pay their fees when due, time spent tracking late payments has become excessive. The board will no longer be giving personal calls, texts, or emails each quarter to remind homeowners that they are going to be late. Homeowners will receive an invoice from our accountant, and a reminder notice will be posted on the mailboxes.

We strongly recommend that homeowners consider making an annual payment January 1st, or set up Bill Pay through a bank to ensure payments are received by the first of each quarter.

Each board meeting, the minutes will include the addresses that owe late

Landscaping update:

3. Winter maintenance has begun, the commons have been fertilized and irrigation has been reduced. A new tree has been planted along Laguna Seca, and debris collection has been prioritized.
The road continues to be in good shape and no repairs are needed at this time. Amado will do the tree trimming on Laguna. Brad will help.
South Commons irrigation is running at 5AM and there is a concern of pipes freezing.

Action: Marilyn contact Amado to ask about rescheduling timing for freezing

New Business:

1. Mountain Gate: No replacement needed. System will be expensive to replace the software system. It's more economical to wait for 5G because then we will need to buy new system anyway because it would not be able to be updated.
Amado maintains accessible parts of the gates once a month.
Action:
Debby and Jerry: Research the invoices for the history of batteries on the gates and will contact Jeff Hanson to look into a maintenance gate contract.
Residents: When using the door to the Mountain Entrance Please Do Not Slam the door. It moves the mechanism around so that it jams and then it costs a bit of change to fix it.
2. Botanical Garden construction issues:
Improvements at Bio Park: Vehicles are going fast and there are a lot of trucks going back and forth creating a lot of noise, dirt road is creating a lot of dust. Street lights are on 24/7 in the back.
Action: Debbie will contact and speak with the engineers (completed 11/4/24 AM).
3. Budget: 13,500 is currently in the checking account from last year and will be spent in 2025 if needed for road repair. We didn't spend the money last year which is why there is no dues increase for 2025.
4. **Action:** Amado will get a 2.5% raise.

The next meeting will be at Marylin's home (209 Manhattan Pl NW) at 6PM on **December 2**. If you have items to be placed on the agenda, please let me know.