

Minutes

Meadows on Rio Grande Homeowners Association Board of Directors
January 19, 2022 Meeting
Via Zoom, 7:00 pm-9:00 pm

Board Members Present: Alvan Romero, Stann Sandoval, Gerry Barr, Renzo Del Frate, Sarah Bednarz, Elizabeth DeWitt, Diana Garcia, Aaron Barress, Gene Vance

Committee Chair Present: Dick Ruddy

Board Members Absent: none

Auxiliary Member Absent: Charles White* (TVNA Liaison to MRGHOA), Jonathan Kevan (MRGHOA Liaison to TVNA)

1. Roll Call completed at 7:05 pm noting a quorum was present.
2. Approval of Prior Meeting Board Meeting Minutes
 - November 10, 2021 Board Meeting Minutes approved without corrections. Sandoval motion, seconded by Barr, unanimous vote.
3. Treasurer's Report
 - Barress reported that two residents have not paid their dues. We have four more months in this fiscal year to spend down reserves. The cost report is attached as Appendix A.
 - The report was accepted with Vance motion, seconded by Sandoval, unanimous vote.
4. Architectural Review Committee (ARC) (Gene Vance, Rick McKelvey, and Michael Shiplet)
 - ARC chair Vance reviewed the difficulties in enforcing covenants due to hostility in the court system in general. There is also some question whether the HOA can amend current covenants prior to renewal in 2023. A violation of covenants was discussed at length. Suggestions to remedy the situation included planting tall shrubs to hide the offending privacy fence, developing new ARC approval procedures, creating a database of all ARC submissions for future consultations, and sending a letter expressing HOA disapproval of the violation. A letter will be sent. ARC requirements will be featured in the upcoming HOA newsletter prior to spring improvement season.
 - The ARC Committee will meet separately, along with Romero and Sandoval, to resolve procedural issues, including the requirement that all ARC applications need an on-site visit before approval. The Committee welcomed Diana Garcia as a new member. Others may be invited to join later.
5. Landscaping Committee (Renzo Del Frate and Elizabeth DeWitt)

* Charles White attempted to join by phone. He reported no updates.

- The Landscape Committee had a very productive meeting prior to the Board meeting, primarily to prioritize future actions and spending following the achievement of finalizing the contract with Yellowstone. Members have met with Mike Stewart, the liaison to the Meadows. Unfortunately, there has been no resolution to the pending issue of winter irrigation. It is necessary yet the sprinkler system in place cannot handle winter conditions. DeWitt has arranged to meet with Just Sprinklers to consult on providing more bubblers, zones, and volume controls. Sandoval will follow up with the previous irrigation consultant, WaterWise, to receive a formal report and invoice.
- DeWitt and Del Frate noted that three trees were removed at a cost of almost \$4000.
- Tree sponsorships are also being attended to following pandemic-related delays. Del Frate noted other issues pending include a possible re-plastering of the common wall along Via Cadiz to Don Quixote, topdressing along Don Fernando, and replacement of the trees and bushes removed.
- It was agreed that a stepwise plan for landscape maintenance is needed, pending negotiations with the City of Albuquerque about the buckling asphalt path along Don Fernando, tree root damage there, and development of a new comprehensive irrigation scheme. Del Frate reminded members that we had discussed hiring a consultant such as a landscape architect to guide the maintenance of the common areas through a long-range plan. Bednarz motioned to hire a consultant; there was no second, motion failed.
- Dick Ruddy, first president of MRGHOA, reported on his discussions with the City and Baca Trees, part of the Landscape Restoration project he is chairing. The City representatives were very responsive to HOA concerns about the trail along Don Fernando but reported their policy is to remove trees, particularly cottonwoods, causing asphalt path damage. However, the City reps did acknowledge it is their responsibility to maintain and fix trails. A possible solution is to remove the asphalt to the base layer and replace it with crusher-fine. Ruddy volunteered to continue to hold discussions with the City to ensure action is taken.
- In a related item, Sandoval agreed to contact PNM to inquire regarding power connections needed to upgrade irrigation systems.
- Ruddy reminded the Board that the main entrance to the HOA at Rio Grande and Don Fernando is in dire need of plant restoration.
- Sandoval reported the agreement with PlantWorld has been completed. He is preparing an article announcing the relationship for the next newsletter.
- Romero thanked everyone for their work on these landscaping issues.

6. Newsletter Update

- The Winter newsletter will be out following our next MRGHOA Board meeting, around MLK Day. Among the features will be an update on the Restoration Project, the President's Column, a call for neighbors to actively participate in landscaping initiatives in common areas, materials needed for the Annual General Membership Meeting, and a story on bagworms.
- Sandoval reported that the website is up-to-date.

7. Social Committee

- There was no report.

8. TVNA Liaison

- See footnote.

9. Old Business

- Barr reported his committee is still working on HOA business practices.

10. Future Board Meeting Dates

- March 9, 2022. The General Membership meeting will be held on April 24, 2022.

11. Meeting Adjourned, motion by Sandoval, seconded by Del Frate, unanimous vote, at 9:03 pm.



Sarah Witham Bednarz
Acting Secretary, January 21, 2021

Meadows on Rio Grande Homeowners Association		
FY 2022: May 1, 2021 – April 30, 2022		
Cost Report for January 19, 2022 Board Meeting		
Cost Data as of January 18, 2022	Approved Budget	Actual to Date 1/18/2022 Costs
Expected Annual Income (FY 2022 Budget)		
Annual Assessments (109 Lots)	\$31,610.00	\$31,399.00
Late Fees	\$200.00	\$0.00
Transfer Fees	\$1,200.00	\$1,200.00
General Donations	\$200.00	\$245.00
Tree Donations	\$2,000.00	\$1,200.00
Total Expected Income	\$35,210.00	\$34,044.00
Expected Annual Operating Costs		
Administrative		
Insurance	\$2,000.00	\$0.00
Fees (Editing, Printing, PO Box, Quicken, Taxes)	\$1,200.00	\$541.11
Supplies (Stamps, Envelopes, Welcome Bags)	\$400.00	\$468.73
Refunds	\$0.00	\$122.58
Common Area Maintenance		
Landscape Maintenance Service Contract	\$15,000.00	\$9,384.09
Landscape Tasks (Tree Removal, Drip Tasks, etc)	\$2,000.00	\$4,288.03
Utilities (Irrigation Water)	\$1,600.00	\$1,243.66
Planned Projects (Wall Repair, Drip Repairs)	\$12,000.00	\$231.93
Tree Memorial Subsidy Projecy (1)	\$1,000.00	\$620.28
Reserves for Uncollected Assessments	\$0.00	\$0.00
Carryover from FY21 Unpaid Wall Costs		\$6,349.54
Budgeted Expected Annual Costs	\$35,200.00	\$23,249.95
To Date - 107 of 109 Lot owners have paid the FY22 Dues Assessment:		\$31,399.00
Income deposited in Bank of America this FY as of 1/18/2022 has been:		\$34,044.00
The Bank of America checking Account as of 1/18/22 contains:		\$49,639.63
The Quicken Check Book for Bank of America as of 1/18/22 is:		\$49,639.63
None of the anticipated FY22 Landscaping Projects have reached the payment stage yet.		