

## **Gardens at Teravista**

2024 Annual Meeting Minutes  
November 13, 2024  
Teravista Clubhouse

### **CALL TO ORDER**

There being a quorum of 20% of the homeowners present either in person or by proxy, Milind Chaubal called the meeting to order at 7:06 pm. Persons attending in person or by proxy were 18 equal to 22%.

### **INTRODUCTIONS**

Milind Chaubal, Board President introduced present Board Members: David Franke. Also present was Association Manager Supervisor Christina Kelley, representing Inframark.

### **PROOF OF NOTICE**

Jennifer English read the proof of notice dated October 14, 2024.

### **APPROVAL OF MINUTES**

Copies of the minutes of the 2023 annual meeting minutes were mailed to all owners. With no additions or corrects the minutes were approved by a motion made by David Franke and second by David Sour.

### **REPORTS OF OFFICERS**

President's Report by Milind Chaubal

- Gate and fence repairs.
- Upcoming fence staining project.
- Future corbel and garage painting projects.
- Updates to the gate system and access tags

Treasurer's Report by David Franke.

- David reported that overall the Association is in good shape financially.
- 2025 Budget review

### **ELECTION OF DIRECTORS**

Milind Chaubal reported that there were 2 vacancies on the Board. Milind Chaubal asked for motion from the floor for nominations. David Johnson and Kathleen Willis were on the ballot. Both David Johnson and Kathleen Willis were elected by acclamation as there were no additional candidates nominated from the floor.

### **NEW BUSINESS**

Milind Chaubal invited homeowners to address the membership and the Board of Directors with any questions they may have. Various topics were discussed, including the ACC application and approval process, deed restriction matters, and gate operations.

With no further business the annual meeting was adjourned at 8:02 pm.