

# **Gardens at Teravista**

2021 Annual Meeting Minutes  
Wednesday, October 20, 2021  
Via Zoom

## **CALL TO ORDER**

There being a quorum of 20% of the homeowners present either in person or by proxy, David Sour called the meeting to order at 7:01 pm. Persons attending in person or by proxy were 37 equal to 45%.

## **INTRODUCTIONS**

David Sour, Board President introduced present Board Members: Milind Chabaul, and Larry Simmering. Also present was Association Manager Jennifer English, representing Certified Management of Austin.

## **PROOF OF NOTICE**

Jennifer English read the proof of notice dated October 7, 2021.

## **APPROVAL OF MINUTES**

Copies of the minutes of the 2020 annual meeting minutes were mailed to all owners. With no additions or corrections the minutes were approved by a motion by Larry Simmering and seconded by Linda Findley. Motion carried.

## **REPORTS OF OFFICERS**

President's Report by David Sour

- Landscaping in Front Entrance – Improvements to entrance made, worked with Teravista Master on this project
- Ice/Snow Storm – significant damage to the common area, no impact on operating budget
- Painting – last round of painting performed this year; currently on 7 year cycle
- Staining – power washing the shutters/vents caused some damage however there will be a punch list provided to the vendor to address. Staining schedule will most likely be on an every 4 year cycle.
- Insurance Requirements – Association only insures common areas, homeowners responsible for their units. Hail damage should be covered by owners insurance.

Treasurer's Report by Milind Chaubal.

- Milind reported revenues in line, went over financial line by line, looking healthy through year end..
- 2022 Budget was reviewed reporting that there will be some line item increases in Management and landscaping; therefore the assessments increased by \$14/month to \$229 per month.
- David Sour presented a per unit/per month exhibit reflecting how much each unit is paying for items listed on budget.

## **ELECTION OF DIRECTORS**

David reported that there was one vacancy on the Board, opened the floor to nominations, there being none, Board will recruit and appoint at a later date.

## **NEW BUSINESS**

- 1) Staining – David Sour reported that the shutters/vents were not be included in the stain project, once they were notified, they were asked to cease. In addition, builder did not install seals between garage and trim on all homes, rubber seals can be purchased and installed prior to next painting cycle, possibly as a group effort.
- 2) Phil Sharpnack thank the Board for their service to the community
- 3) Ms. Callison reported that the Master will have Urban Dirt take a look at the trees overhanging onto GTV properties.
- 4) Linda appreciates all the Board does for the community

- 5) Karen Hitzfield inquired to plans for painting key pad and mailboxes, David Sour stated that they are due to be painted.
- 6) David Johnson inquired as to whether the bylaws need to be updated to allow virtual meetings, David Sour stated we would contact the attorney to see if this is needed.
- 7) Phil Sharpnack reported that he is not in favor of annual meetings being held virtually however he is ok with the board meetings being held via Zoom.
- 8) Karen Holmes stated she would be more likely to attend virtually.
- 9) Paul Wascha stated he would be more inclined to attend virually.

With no further business the annual meeting was adjourned at 7:56pm.

DRAFT