

Gardens at Teravista  
Board Minutes  
March 25, 2025

David Johnson called the meeting to order at 6:01 P.M. Board members in attendance were David Johnson, David Franke, and Kathleen Willis. Katey Uhlig, Community Manager of Inframark were in attendance as well.

David Johnson made a motion to approve the March 3, 2025, meeting minutes, Kathleen Willis seconded, motion carried.

Katey Uhlig stated clarification on the vehicle stickers: Stickers are \$5/each with a \$15 processing fee.

David Franke discussed the proposed revision to the 2025 budget. Interest accrued from the CDARs is now credited to the reserve fund instead of the operating fund. Contribution from the monthly assessments was reduced by the corresponding amount by lowering the monthly contribution from assessments to the reserve fund over the last eight months of the year. Total contribution to the reserve fund remains the same, at \$112,800.

Allocation for community events (account 7270 in the operating fund budget) was increased from \$500 to \$750 for the year 2025. David Johnson made a motion to approve the revised 2025 budget, Kathleen Willis seconded, and the motion carried.

David Johnson opened the discussion on the additional committees: social committee, landscape committee, and ARC committee.

David Johnson made a motion to establish the social committee and identify Linda Finley as the chair of the committee and Kathleen Willis as a board liaison. David Franke seconded, and the motion carried. The additional social committee members are Mary Anconetani, Jenifer Johnson, Vicky Young, Amy Wood, Susan Dudley, Patricia Brandao, and Irene Glass.

David Johnson made a motion to establish the landscape committee and identify Karen Hitzfeld as the chair of the committee and David Johnson as liaison. Kathleen Willis seconded, and the motion carried. The additional landscape committee members are Sandra Iltis, Janet MacFarland, Mary Anconetani, and Nina Greenberg.

David Johnson made a motion to establish the ARC committee and identify David Sour as the chair of the committee and David Franke as liaison. Kathleen Willis seconded, and the motion carried.

David Johnson opened the discussion on the new garden flag policy that was established by the board of directors. Kathleen Willis made a motion to adopt the Garden Flag Policy, David Franke seconded, and the motion carried.

David Johnson discussed the potential street parking policy. Gardens at Teravista do not currently have a specific street parking policy. Katey Uhlig with Inframark to do more research on this with the attorney to discuss options as far as a specific street parking policy. Does the Gardens at Teravista fall under the Greater Teravista parking policy? This topic was tabled until more information is received.

David Johnson opened the discussion on the paint maintenance project for 2025. The TexPainting proposal was received. The 2025 phase is to complete 12 units. The painting proposal included siding, trim, eaves, soffits, fascia and painted doors. Door notices will be left 2 weeks prior to starting, followed by 3 days prior to starting, and then notice will also be given once the project is completed on said units. The total for the exterior paint job for the 12 units is \$61,200. The budget for the paint maintenance project for 2025 was \$65,000.

An optional item was also included in the TexPainting proposal for the exterior metal fence and gates for the Gardens at Teravista in the amount of \$9,220. The budget for this project in 2025 was \$18,000. David Frank motioned to accept both proposals from TexPainting. Kathleen Willis seconded, and the motion carried.

During the open forum Karen Holmes volunteered to serve on the ARC committee alongside David Sour.

David Franke made a motion to waive fees for accounts ending in 8031, in the amount of \$58.86. Kathleen Willis seconded, and the motion carried.

David Johnson made a motion to adjourn at 6:36 P.M., and the motion carried unanimously.