

# **Gardens at Teravista**

## **2023 Annual Meeting Minutes**

November 1, 2023

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 7:02 pm. Persons attending in person or by proxy were 28 equal to 34%.

### **INTRODUCTIONS**

Milind Chaubal, Board President introduced present Board Members: David Franke and Kirya Francis. Also present was Association Manager Jennifer English, representing Inframark.

### **PROOF OF NOTICE**

Jennifer English read the proof of notice dated October 10, 2023.

### **APPROVAL OF MINUTES**

Copies of the minutes of the 2022 annual meeting minutes were mailed to all owners. With no additions or corrections the minutes were approved by a motion by David Johnson and seconded by Linda Cox. Motion carried.

### **REPORTS OF OFFICERS**

President's Report by Milind Chaubal

- Gate operators replaced, no issues with the gate.
- North concrete fence was leaning and has been repaired.
- Landscaping improvements included moving to hardier, drought tolerant shrubs. Also new ground cover installed.
- House painting resumed to start the next cycle of painting over the next 7 years.
- Severe freeze damage to landscaping and recovery within the Gardens as well as north utility easement; those expenses were not anticipated.
- Exit gate was repaired due to damage by UPS, UPS paid for the repairs. Thank those that provided ring videos.
- Numerous ACC requests for roof replacements due to hailstorm. Standardized requirements applicable to all requests in compliance with the Declaration.
- Reminder that there are Leasing requirements, please report all leases to Inframark.

Treasurer's Report by David Franke.

- David reported that overall the Association is in good shape financially. There are still some outstanding invoices that result in some items being under budget.
- 2024 Budget is pretty close to the 2023, we added 10K for gate software upgrade.
- Investment in CD's and income from them will offset the deficit in the budget. Several thousand in interest is projected. CD's are 50K each.
- Funding for painting, continued drip irrigation project, improvement in gate access system and other infrastructure

Secretary and Greater TV Liaison by Kirya Francis

- New Board member
- Improvements to be upgraded over the next few years.
- Adding pickle ball courts
- Upgrading access systems and increasing security
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### **ELECTION OF DIRECTORS**

Milind Chaubal reported that there was 1 vacancy on the Board. Milind Chaubal asked for motion from the

floor for nominations. Milind nominated David Franke. David Johnson and David Franke were on the ballot, David Franke was elected to the Board.

### **NEW BUSINESS**

- 1) David Dudley:  
Who is ACC? David Sour with assistance from the Board  
Do you really need a form for roof repairs? The objective is to keep it consistent and make sure that contractors are received all required information.
- 2) David Johnson: ACC form conflicts with what is required. Milind advised he would check into it.
- 3) Rod Jensen: Are the roof replacements being submitted considered a total loss? Yes, 20 roofs are total replacements.
- 4) Vyeka Young: Big cracks on perimeter fence, reported it 3 times to Greater Teravista. Kirya to assist.
- 5) Linda Findley: Is a patchwork roof acceptable? No, not acceptable  
Has anyone taken the lead on getting the well to water the lawns? Too expensive and not practical.
- 6) Karen Hitfiled: Does someone drive the community? Yes, please send items to Inframark. Board to circulate list of allowed items for front yards.
- 7) Joanne McCann: Where can the documents be found? On the resident portal. Board to send reminder to view resident portal.

With no further business the annual meeting was adjourned at 8:33 pm.