

# **Gardens at Teravista**

2022 Annual Meeting Minutes  
Wednesday, October 26, 2022  
Teravista Clubhouse

## **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 7:00 pm. Persons attending in person or by proxy were 38 equal to 45%.

## **INTRODUCTIONS**

David Sour, Board President introduced present Board Members: Milind Chabaul. Also present was Association Manager Jennifer English, representing Inframark.

## **PROOF OF NOTICE**

Jennifer English read the proof of notice dated September 13, 2022..

## **APPROVAL OF MINUTES**

Copies of the minutes of the 2021 annual meeting minutes were mailed to all owners. With no additions or corrections the minutes were approved by a motion by Sharon Lowes and seconded by Phil Sharpnack. Motion carried.

## **REPORTS OF OFFICERS**

President's Report by David Sour

- The transition from CMA to Inframark has been good with just a few delays.
- Discussed Smartwebs and the importance of signing up for access.
- Landscaping in Front Entrance – Improvements to be made by the Teravista Master
- Gates have not been fully functional for a couple of months since the big truck hit the exit. Then the entry side gate was hit and knocked off the tracks. Happy to report they are now up and running.
- Perimeter Fencing cracks have been reported to the Teravista Master to repair. Also perimeter fencing behind 31 & 32 have been inspected and found to be structurally sound therefore no action to be taken at this time. Metal fence to the west near 16 & 17 are scheduled for repair along with the gate at 24 & 25.
- Painting – Next round of painting is on target for 2023. Paint colors are set. Association only responsible for paint and caulking. Last round of painting performed this year; currently on 7 year cycle
- Insurance Requirements – Association only insures common areas, homeowners responsible for their units.

Treasurer's Report by Milind Chabaul.

- Milind reported revenues in line, gave overview of Income Statement, overall the Association is in good shape financially.
- 2023 Budget is forthcoming. The new Board will review and approve with an increase due to inflation.

## **ELECTION OF DIRECTORS**

David reported that there were 3 vacancies on the Board with two interested parties, Milind Chabaul and Kirya Francis being elected by acclamation. Board will appoint open position.

## **NEW BUSINESS**

- 1) Discussion on staining
- 2) Owner requested that the "do not tailgate" sign be relocated so it is visible when approaching the gate

- 3) Owners requested rules, responsibility chart and “what Inframark does for you” be circulated to the owners.

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

DRAFT