

**Gardens at Teravista**  
**Board Minutes**  
**March 4, 2025**

David Johnson called the meeting to order at 10:34 A.M. Board members in attendance were David Johnson, David Franke, and Kathleen Willis. Katey Uhlig, Community Manager, and Christina Kelley, Director of Community Management, of Inframark were in attendance as well.

David Johnson made a motion to approve the November 19, 2024 meeting minutes, David Franke seconded, motion carried.

David Franke made a motion to approve the September 19, 2024 meeting minutes, David Johnson seconded, motion carried.

David Franke offered the financial report stating that the Operating Expenses were running slightly off for the month with expenses from prior month booked in January 2025.

Christina Kelley of Inframark introduced the community's new Community Manager, Katey Uhlig, CMCA, to the Board and residents in attendance.

David Johnson made a motion to approve Director, Kathleen Willis, to amend Kathleen Willis's office on the Board to Vice President/Secretary. With David Franke seconding the motion, the motion carried.

David Johnson opened discussion amongst the directors and management company surround the painting of (12) units through Tex Painting as has been contracted with in the past for the work. David Franke made a motion to approve moving forward with initiation of the unit painting project to solicit proposal, Kathleen Willis seconded, motion carried.

David Johnson opened discussion amongst the directors and management company regarding fence and garage door staining throughout the community. The Board discussed for the project to occur in the fall as has been in the past. The Board agreed to table their decision as to how to move forward, after completing a walk of the community with the management company.

The Board discussed the current reserve study for the community, and obtaining a revised study due to updates to the community that have been completed since the last study had been conducted such as replacement of expansion joints, fence staining, and more. Kathleen Willis made a motion to move forward with obtaining proposals for obtaining an updated community reserve study, David Franke seconded, motion carried.

The Board opened discussion regarding the adoption of a landscape flag/ banner policy to allow residents to place landscape flags/ banners within their designated front yard areas. The Board discussed amongst themselves as well as solicited input from the residents in attendance as to what parameters should be considered when drafting the policy. Some suggestions included, the location of placement, timeline as to how long one may remain, the number of landscape flags.

Owner input:

Mr. Greenburg reports that his front yard landscaping has not been well-maintained.

The Board adjourned into executive session.

The Board reconvened into open session and approved the request to refund the homeowner account ending in 071 a full refund in the amount of \$80.00 pending the resident returns the purchased remote.

David Johnson made a motion to adjourn at 12:11 PM, David Franke seconded, motion carried.