

**STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO**

On the 16th of June 2025, the Tutbury Public Improvement District (PID) Advisory Board held an Advisory Board meeting at 1:00 P.M. in room 2323, located on the second floor of City Hall Building at 623 S. Johnson St., Amarillo, Texas, with the following people present:

MEMBERS	PRESENT	TOTAL NO. MEETINGS HELD	TOTAL NO. MEETINGS ATTENDED
Cathy Bailey	Yes	8	8
Richard Drake	Yes	12	11
Theresa Cruz	Yes	7	7

CITY OF AMARILLO STAFF

Carrie Roberts, Finance – PID Coordinator
Oraya Sopha, Finance

OTHERS IN ATTENDANCE:

Oscar Ramirez, Raminez Lawn & Sprinkler
Andrea Vance, FIMC
Brandi Parker, FIMC
Sara Nickson, HOA Manager

- **ITEM 1: Call to Order**
Carrie called the meeting to order.
- **ITEM 2: Approval of Minutes**

2.A. Approval of Minutes from the June 11, 2025 Meeting

Tabled to the next meeting.

- **ITEM 3: Items for Discussion**

3.A. Discuss and Consider Plants, Ornamental Grasses and Shrubs

Oscar’s revised invoices were reviewed, reflecting \$8,000 for plantings and ornamental grasses. The process for removing existing plants, amending soil, replanting, and replacing drip systems was outlined. Suggestions included using Carl Forester grasses for narrow beds due to their durability, lilies (red and white varieties) for the bottom bed, and Crimson Barberry as hedge for the monument, with maintenance required as needed during the mowing season.

Vinca was recommended for its heat and wind tolerance, with options available in multiple colors. Preferences for more colorful flowers were raised, and alternating colors such as red and yellow were discussed to create a more visually appealing effect. Challenges of planting around trees were noted, with Grandiflora suggested as a possible option for shaded areas.

3.B. Discuss and Consider Tree Care Estimates

The inclusion of stump grinding in tree care estimates was discussed, along with concerns about irrigation near stumps and its potential impact on landscaping. Alternatives such as planting smaller trees like red buds instead of large trees in planter boxes were considered.

Three care estimates were reviewed, with Ramirez's bid \$3,527.85 noted as the lowest. Questions were raised about whether trimming and insecticides were included in the bid. The decision on tree care was tabled until further clarification is obtained on irrigation controller. A prior agreement with a vendor to donate labor for the project was also mentioned.

3.C. Discuss and Consider Dissolving PID

The potential dissolution of the PID and its impact on resident funds was discussed. Concerns were raised about transferring funds to the HOA and the need for a management contract. Clarification on the funds situation will be sought from the city's legal department.

It was suggested to revise the motion to explore the dissolution process further and evaluate its implications for the HOA.

3.D. Discuss and Consider HOA Services

A follow-up meeting in July was proposed to continue the discussion on the dissolution process. The importance of keeping the HOA board informed and involved was emphasized. A petition will be prepared for resident signatures, with coordination planned between the HOA and FIMC. Upcoming HOA board and annual meeting dates were confirmed to ensure all members are informed.

3.E. Discuss Future Agenda Items

A motion on the tree care estimates will be revised once clarification is received. The motion to explore the dissolution process and its implications for the HOA will also be reviewed. Another meeting will be scheduled in July to continue discussions on the dissolution process, with further coordination planned between the HOA and FIMC.

- **ITEM 4: Adjourn Meeting**

With no other business the meeting was adjourned.