

## **Trevi Gardens HOA Annual Meeting Southern View Chapel \* Nov. 7, 2022**

HOA President Kathy Seketa welcomed those in attendance and introduced the board members. Trustees Molly Parker and Steve McCaffrey were absent due to work and illness, respectively.

The trustees worked on a variety of financial issues during regular meetings in 2022 that would not be up for discussion. She outlined them: seeking bids to have a Reserve Fund survey done by professionals; having Trevi Gardens' fiscal policies written down for posterity (completed and now posted on the HOA website); and obtaining bids for an HOA audit, necessary for transparency and procedural purposes.

Kathy shared Steve McCaffery's summary report of covenant and rule violations in 2022. They typically dealt with parking, lawn maintenance and pet issues. The vast majority are resolved at the warning phase. To reach fine status, the violations reoccur and letters are ignored. [Steve/Kathy better detail]

Steve Sandstrom provided an update on the city's plans to renovate the drainage at the 2<sup>nd</sup> street ditch adjacent to Southwind Park. In addition to a new permanent drain, the plans include clearing and regrading the confluence area that flows out from the corner of Sherry and Trevi Drive. The project will also aid drainage from the small cattail pond northwest of the intersection. Springfield Public Works Director Bob Lamm said contractors have four projects ahead of ours, and emergencies and weather could cause delay. [The Trevi/Sherry corner work was completed Dec. 2, but a permanent drain cap has not yet been installed.]

Randy Armstrong responded to a resident question about the status of Trevi properties being slow to respond to nuisance complaints about uncut lawns, etc. once they have been bought by corporate owners. "Mailing addresses are nearly useless if an owner lives out of state." This can cause delays in messages being relayed about something as simple as uncut grass. Armstrong said he has created workarounds for some of the new owners by using email addresses, gathering property managers' names, and flagging messages with potential violations. The number of single family homes being purchased by these "corporations" and then turned into rental properties is an emergent cause for concern that the board is investigating. [Randy, please share statistics here to put on everyone's radar. It will be a hot-button issue for '23.]

Armstrong as the HOA treasurer then outlined the current and proposed '23 budgets, referring to handouts that had been distributed. A resident expressed the opinion that the Reserve Fund was excessive. Randy explained that it is actually underfunded based on recommended budgetary principles for HOAs. [Maybe he can add a sentence or 2 of detail.] And he again pointed out the logic of having an external agency provide an infrastructure review and expense prospectus, so the board – and our residents – would have impartial, reliable information to plan for future project costs and timing.

Trevi's private street issues were briefly discussed. Seven streets within the subdivision were not built to city code so their residents pay a second fee in addition to the annual Trevi dues. These are banked to be used for eventual work to maintain the integrity of these streets. Three streets (Argenta, Messina and Resina) are organized as a condo subassociation within Trevi, with the resident "owners" empowered to decide their own budget needs. This adds yet another complication to Trevi's governmental structure.

No condo association has ever organized. The HOA board has led the coordination of their fee collection, as well as on the other four streets, to allow repairs to be undertaken. The private street Augustus was rebuilt in 2007. Capri and Caesars Lane were completed this summer. Don Waldo spearheaded repair to a section of Argenta after getting approval from a majority of the subassociation's members.

An Argenta resident asked about the options available for snow removal on the private streets, as a family member has health issues that has caused emergency vehicles to need access when the roads were snow-covered. Two residents on Argenta, Joe Trost and Tom Gatschenberger, volunteered to coordinate a collection to keep it plowed this winter. Another resident asked if the HOA could collect money earmarked for snow removal on all private streets, perhaps as an additional service paid from the homeowners' second reserve funds. It was agreed that while this would be helpful short-term, it would further complicate bookkeeping and impact the savings balances to the respective street accounts.

A resident asked for the identity of the new bookkeeper. Don Fuener introduced himself, explained his duties and said he was present at the annual meeting to assist with vote tabulation.

Kathy Sekata mentioned that HOA Vice President Molly Joseph was stepping down from the board as her term had ended. Kathy opened the floor to nominations. A resident on Sherry Drive, Carolyn Austin, put her name forward for consideration. The members then voted on approval of the 2023 budget and the slate of HOA board representatives. Voting sheets were collected and counted. The budget passed and Ms. Austin was welcomed to the board.

Meeting adjourned.

- Steve Sandstrom, HOA at-large