

# HOA Meeting - Trevi Gardens Subdivision      Tuesday 10/3/23

Southern View Chapel 4500 2nd St Springfield, IL 6pm

Meeting called to order at 603pm

Present board members: Tom G., Steve S., Steve M., Randy A., Kathy S., Collins P.

A few Residents at meeting:

Janet Gatsenburger

Kathy Sweitzer

Tonya Shores

Ron Schaefer

Scott Fields

Board minutes on June 13, 2023 were approved via email on July 9, 2023 and posted online immediately after.

At-large board member Carolyn moved out of the subdivision this summer, leaving an open position on the board. Former board President Scott Fields present and indicated he would be interested in the vacant position.

Nomination for Scott to join the board made. Passed unanimously. Scott Fields is the new at-large board member.

Treasurer's Report:

No dues increase. Dues remain the same for 2024 fiscal year, at \$175 per property.

We are ahead on expected income this year. We will be slightly over budget this year due to legal fees but are below budget in other areas.

Reserve fund study was not done this year and that offset some of our expenses. The board has also saved hundreds of dollars but selectively having mowing skipped during dry weeks of slow grass growth.

Southern View Chapel does not charge us to use their facility for meetings. Contribution to Southern View Chapel of \$100. Suggested by President Kathy S., nominated by Randy, 2nd by Steve S. Motion to donate to Southern View Chapel passes unanimously.

Aged Receivable Summary distributed and discussed. These are amounts currently owed by property owners in Trevi. Most residents have paid their dues as the aged receivables summary lists those who still owe the HOA monies. Many on the list already have liens in place. Some on the list are about to have additional liens placed soon. Some on the list only owe fines. Some owe January assessment. Some owe private street assessment. Some owe both.

Discussed possibly preventing property owners in arrears from having voting power. Scott Fields mentioned this is already in place in our by-laws. Steve S. read the by-laws out loud. Discussion took place over language.

Under Article 2, Section 1, Subsection b - this general language already exists in our by-laws.

*Motion: If any property owner is in arrears to the HOA (without an approved, non-defaulted payment plan) by the time of annual meeting, they are prohibited from having any of their votes be counted.*

*Arrears are defined as any property owner more than 90 days past due to the HOA on any annual assessment, fine(s) or the special assessment from these private streets: Como, Agustus, Capri, Volare or Caesars.*

Motion was made by Kathy and seconded by Tom. Motion carried to enhance our explanation of the current HOA Regulations with the above description.

Reserve funds discussions:

Cutting Edge mowing contract for 2024 is up for renewal. We are hoping the contract rate of \$10,500 per season will not increase.

Ballot for Trevi Gardens was discussed.

The amendments were discussed: the process to amend the covenants at the 50 percent of those voting level as recorded in the Illinois General Not for Profit Corporation Act. Attorney reviewing our amendment wording and necessary percentage for passing.

The City of Springfield sent us a violation notice for road damage on Volare Lane. A pothole existed that is considered dangerous by city definition.

Collins purchased asphalt patch and fixed (along with help from Mary Ann) at the expense of materials only. This has been repaired and saved Volare Ln street account a substantial amount of money since it was repaired without using a contractor.

The board has been advised that a resident of Volare Ln will be closing just prior to the annual meeting (selling to be used as a rental).

Bookkeeper

Our current bookkeeping service is closing by the end of the year, following the sudden death of the owner. Steve S. asked former bookkeeper Rose if interested, she declined.

We are going to ask the current bookkeeper to create the January 2024 HOA dues billing in December prior to their shutdown. This will save us a great deal of stress and time. We would mail these early-prepared statements ourself. Randy asked for recommendations for a new

bookkeeper. Our newsletter also asked for recommendations from the community. Tax Partners were paid \$219 a month plus any postage used.

A suggestion was made to contact local area tax services/ tax accounting offices to see if they would be more willing to take on smaller accounting projects like Trevi.

Steve M. gave a violation report.

Since our last meeting on June 13, 2023,, there have been 16 violation warning letters. Three for grass, nine for trash, two for general appearance and two for stored vehicles.

Since our last meeting, there have been 15 fines issued. One for grass, nine for trash, two for general appearance and four for stored vehicles.

**Ninety-two percent** of all fines issued since the last meeting were to rental property owners.

Cumulative violation figures since the beginning of the year (Jan 1, 2023):

|                |             |          |
|----------------|-------------|----------|
| Trash          | 19 warnings | 14 fines |
| Grass          | 6 warnings  | 5 fines  |
| Appearance     | 5 warnings  | 3 fines  |
| Trailers/Boats | 4 warnings  | 1 fines  |
| Stored Vehicle | 2 warnings  | 5 fines  |

Current Board Projects:

Swale - Steve S. took over this project. He and Kathy walked the ditch with one business who suggested we wait until ground frozen. \$16,500 was bid from American Land Management LLC. This would be a stop gap measure. Once swale done, we can keep up with aggressive mowing and weed control. The swale has not been done in many years. Scott Fields said a spray treatment called CATT PLEX is available to control the population of cattails and we could find a contractor with a spray license to assist us with this in the future.

Randy asked how long the swale will be in good shape after this aggressive ditch treatment. Steve S has a few other names to call for other bids. He is waiting for a callback from one. Randy expressed how the cost of this project would be a substantial hit on the budget.

The Fall Newsletter was delivered. Big thanks to Steve S. for a great job on design and content!

Neighborhood watch:

The subdivision has a person interested in restarting our Neighborhood Watch. We are seeking block captains at this time. Our NPO from Springfield Police will be in attendance at the annual meeting. A sign will also be put up to encourage residents to join our Neighborhood Watch.

Halloween Event:

Halloween trick or treat get-together. Collins read a status report. All are invited to participate, donate and invite neighbors. We will have lots of food, treats, games, drinks and fun fun fun. This will be held at the corner of Lily Ln and Venetian Dr on Halloween evening.

Draft Covenant Changes:

Amended and New Sections – see handout. These ideas have been sent to the attorney for review.

Randy asked the few residents present if they had a problem with our proposed sign ordinance. They said they didn't have a problem with it.

Kathy S. suggested special event signs be changed from 48 hours to 72 hours to allow for a sign to be up for a whole weekend. Another suggestion was made to limit signs to no more than two per property.

Rental properties - suggestions from residents. Is this new restriction discriminatory? Question from a resident. Randy explained we have a responsibility to ensure that our subdivision is attractive to homeowners who will take better care of their property. Randy shared that many HOA's across the country restrict rentals. Some ban any rentals at all, while others restrict the percentage of rentals.

A resident shared about how bad rental neighbors are the reason why he and his wife regret moving here. He explained he wishes he could leave. He has witnessed the neighborhood go downhill and has seen the number of rentals skyrocket. He is unhappy with the influx of rentals and disappointed.

Another resident, who rents in Trevi, shared stories of rude and inconsiderate neighbors, inability to reach the owner, promised repairs that never materialized, negligent neighbors who don't maintain their rented property and threatening behavior.

The Amended New Sections language is being reviewed by our attorney. Board members suggestion: Under Section 14: Rental Properties, eliminate line c - contract for deed. Steve M. suggested we eliminate all the exception descriptions the board will accept and instead just state "Exceptions to the no rental properties rule may be considered by the board on a case-by-case basis".

First part of September, the Trevi Board received a notice from the Attorney General's office of a resident complaint. His complaint was similar to the last email/accusations the board received from him. The complaint was false and inaccurate. We provided proof to the Attorney General's office that we were in compliance and no further action is necessary at this time.

Other postponed items:

- 1 Trevi Board audit
- 2 Reserve Fund Survey

**Next board meeting will be our annual meeting Monday, November 6, 2023.** We are hoping for a large turnout due to the number of essential items being presented and the need for a quorum.

836 pm meeting closed without objection.

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