

Jan 16, 2024 | 📅 Trevi Gardens HOA Meeting

## Southern View Chapel

Attendees:

All board members present plus RussYonda, Laura VanProyen, Janet Gatschenberger and Danette Collette

Meeting called to order at 5:35pm by President Kathy.

Introductions given

Presentation of Archer Creek proposal by Danette. Proposal submitted to the board previously. Discussed her proposal and also went into detail about the chemical she planned to use for spraying to control the regrowth of the cattails. This chemical is called CLEARCAST. Some questions from the audience were answered. Danette also talked about future plans after the cattails situation is under control, including bio-swale.

Minutes from the last meeting distributed for approval. Motion to accept by Randy. Seconded by Kathy. All board in favor ...minutes approved.

Violation report given. Collins made a motion to accept. Seconded by Steve S. All in favor. Motion to accept carries.

Treasurer's Report - Randy.

Introduction of our new bookkeeper, Laura VanProyen.

Brought us up to date on the repayment plan for Private Streets Capri Ln and Caesars Ln and shared repayment plan schedule.

Shared an example of our new invoices that were sent out to residents for the January annual assessment..

Discussion of the properties with past due amounts and those with liens.

Motion to accept Randy's treasurer's report by Scott. 2nd Steve S. All in favor. Motion carries.

Discussion of mowing contract renewal from Cutting Edge Yard Service. New contract for 3 years with locked-in pricing. New contract has a small inflationary increase but within

expectations. Motion to accept mowing contract by Collins. Seconded by Kathy S . All in favor. Motion carries.

New bookkeeper contract has previously been signed and approved. Bookkeeper has already sent the first invoices out (January 2024) and has completed integration of our residents to her database.

Swale care and discussion of the three received bids. Discussion and comparison. Discussion of spraying. Input from resident on invasive cattails.

Discussion on the importance of this project at this time. Concerns about the future swale maintenance, lack of drainage and more were discussed. The swale has been a problem for many many years. Concerns about wildlife and chemical hazards raised.

Discussion of priorities. Discussion of private streets and need for repair that may be a higher priority than swale.

Motion to accept the \$16,500 bid (with proof of valid liability insurance) from All American Land Management for swale clearing/cattail removal. 1st Scott F. 2nd Kathy. Randy votes present. Collins votes present. Remaining board votes in favor. Motion to approve the bid for swale work passes.

The possibility of adding spraying as a separate bid was discussed.

Motion to accept a spray bid from Archer Creek for two separate sprayings \$5436.73 by Scott. Second Steve S. Randy votes present. Remaining board votes in favor. Motion passes.

Spring newsletter - update from Steve S. Will mention freeze from rental properties, pictures from Halloween and swale update. Like to have it published by Easter. Any ideas or suggestions are welcome.

Reminder - next meeting March 18, 2024 at 5:30 pm.

The HOA Board briefly went into a private executive session to discuss a legal matter. Meeting adjourned. Kathy 1st. Seconded by Collins.

Motion to dismiss by Scott. 2nd Kathy. Motion to dismiss carried.

Meeting dismissed at 7:52 pm.

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