

## Apr 15, 2024 | 📅 Trevi Gardens HOA Meeting

Attendees:

Resident Russ Yonda plus all board members present.

The meeting was called to order by President Kathy at 5:31 pm.

Previous board meeting minutes were unanimously approved by email.

Violations report: Two warning notices (no fine) since the last meeting - one for tall grass and one for a stored boat.

Swale clearing update from Scott Fields: The last contact with the approved clearing company was that they are waiting for a period of dry weather to begin work. The work cannot be performed when the ditch is full of water. Hopefully, the work can be completed by the beginning of the summer. There is a limited window this summer when cattail spraying can take place.

The swale clearing project company says we are first on the list when weather allows.

Treasurer's Report from Randy:

The state and federal tax returns for Trevi have been completed and will be mailed this evening. We owed a small amount to both federal and state tax agencies.

Ninety (90) percent of all residents have paid their annual dues as of the meeting. Late fees are being assessed for all unpaid balances.

A total of approximately \$21,000 is currently owed to the HOA consisting of these categories: current and previous unpaid assessments and special assessments, late fees, violation and lien fees, and legal fees.

Several past-due balances are currently being reviewed for lien placement.

Treasurer's report accepted: motion by Scott, seconded by Tom. All in favor. Motion passed unanimously.

Randy stated that a small portion of taxes paid by the HOA are from private street accounts. The HOA will therefore deduct the amount of these taxes from each

appropriate private street fund, unless there is an objection. Motion to accept this action by Collins, seconded by Kathy. One nay vote by Tom, all others in favor. Motion carried.

Many thanks to Steve S. for an excellent Trevi newsletter that was just distributed and received excellent positive feedback!

Kathy S. announced the next HOA Board meeting will be **Tuesday, June 25, 2024**, at 5:30 pm at Southern View Chapel.

Tom G. asked the board for some guidance on what to do with the 5th addition. The board offered suggestions on the leadership issue for the 5th addition, insurance, and overall ideas on how to proceed.

A question from a resident who says they are experiencing “mine subsidence” and asking if others in Trevi have as well. The board mentioned other than “settling” no one has experienced subsidence. We have responded to this resident to inform them it appears to be an isolated issue. Also, could the resident be confusing “settling” with “subsidence”.

Randy will be searching for someone to complete a reserve fund study. He also stated we should have a financial review of our records performed soon. These have been suggested before but were sidelined due to cost and lack of interest. In addition, Randy asked the board members to conduct the financial review search without him to prevent a conflict of interest.

Preliminary bids to repair the private street Volare will be sought by Randy. Because prices are tied to oil/gas rates, the HOA may be able to lock down a bid for service at a later date with a price agreed upon now.

Randy and Collins will research having an accurate survey done of actual Trevi HOA-owned property. We need to know the exact property lines of HOA land for liability purposes, etc. For example, if a tree falls onto a resident's property, was the tree on HOA land making us/and our insurance responsible?

Motion to adjourn at 655pm. All in favor - motion carries. Meeting adjourned.