Trevi GardenV HOA Board Meeting

September 17, 2024

Southern View Chapel 5:30pm

In attendance: K Seketa, S Sandstrom, S McCaffrey\, T Gatschenberger, S Fields, C Pieper,

Guests: J Gatschenberger, D Albanese, D Myles, Jr

Kath\ called the meeting to order at 5:31pm.

The board minutes from the previous meeting were electronically\ approved b\ the board before

this meeting. Minutes were unanimously approved.

Steve M gave a violations report. The vast majority were for trash cans and unmaintained yards.

Kathy wanted clarifications on the no political signs since we issued our first violation courtesy

notice to a resident and received feedback. The sign restrictions do not appl\ to the fifth

addition streets.

Randy gave the Treasurer's Report.

His proposed annual budget for next year is on target and no increase in dues is being

proposed. Proposed annual budget will be included in the mailing sent to all property owners

soon.

Maturity of CD to renew in the next few months. Since the money was not needed immediately,

Randy recommended we renew the CD at favorable rate of 4.5 % for at least 6 months after its

upcoming expiration date.

Motion to allow renewal. 1st Kathy. 2nd Collins

All in favor. Motion carries. CD’s will be renewed by Randy.

Motion to accept treasurer’s report. Steve S 1st Steve M 2nd. All in favor. Motion carries.

Treasurer’s report accepted as presented.

Randy purchased a larger safety deposit at UCB. Our previous small, shed unit could not

accommodate all the items anymore, especially the required copies of tax documents. The

upgrade charge is nominal.

Pond maintenance« we are having an increase in sediment. Tom G. talked to Bill Hancock.

He provided info on 3 different ways to handle sediment present in our pond. No prices were

given - just suggestions. Tom will reach out for more info.

Reserve fund - Rand\ has received one bid to conduct it and is waiting for a second one.

Randy explained the purpose of the reserve fund to our guests in attendance.

Randy - A strategic payment plan for one of our residents is on target and should be paid in full

by the end of the \ear.

Randy reported that we have had issues with several rental property owners not updating their

addresses with us, leading to returned mail. It appears that even the official Sangamon Count\

property mailing address for some of these properties is not correct.

Steve Sandstrom and Collins received thank you’s from the board for spearheading the

complaints regarding tree trimming, volunteer trees in common areas, showing trimmers

around, taking pictures, etc.

We completed a good amount of 3clean up ́ this spring and summer. A few more dead trees

exist but most are not on common ground. Previously, the City of Springfield Public Works

removed many common area dead ash trees.

Scott asked if we are responsible for islands in the middle of several streets in Trevi. Some

board members thought it was city property and others felt it was our duty.

Collins talked about Trillium « brush and weed trees were blocking a fire hydrant. It was

removed as it was determined to be on our property.

Randy will arrange for the board to get a copy of the survey we had done so it can be added

later to the board website.

The website Homes.com interviewed Rand\ and used information from our HOA website to

draft a nice online section about Trevi Gardens on their website.

A property on Neptune Villa was foreclosed on this summer by the mortgage company and the

new purchaser is remodeling. Randy is planning to send out a prorated bill to the new owner,

JJ10 Investments.

Swale cutting update from Scott - waiting for a dry time.

Pond windmill was partially repaired by Steve S. by removing some tree branches blocking the

blades. Steve is having a hard time finding replacement parts to repair the tail that allows the

windmill to turn. He will continue to check on it. But the windmill is in better shape than before.

Tom G. said a broken sign by the pond has been fixed. Also, a new sign has been installed just

inside Southwind Park at our subdivision pathway. Instead of the previous neighborhood

watch ́ the sign now says area under surveillance ́.

5th Addition Update from Tom G. No progress to report at this time.

Dennis Albanese, Guest Speaker addressed the board with a handout.

Albanese represents the owners of the vacant lot adjacent to the north entrance.

His firm is Interested in developing the land. The PUD is currently zoned as commercial

property.

Dennis passed out a rough sketch map of his ideas to the board.

He is proposing a series of four to six duplexes on the land, approximately 1200 sq ft each. It is

also possible they could build individual lots for single-family homes instead, although this has

yet to be decided.

Dennis is currently a realtor and manages properties as well.

He showed the board his idea to develop the land plus approve a variance that would allow the

city to change the land parcel from commercial to residential land.

Randy reminded the board that the Trevi HOA Halloween Bash will happen again this year on

Halloween starting at 430pm. All board members and their families are encouraged to stop by.

It will be set up at the intersection of Lily Ln and Venetian Dr. Drinks, prizes, candy and more

will be available free of charge, with some limited food available for adults. So stop by and visit

for a bit. Please tell your neighbors! They will have plenty!