

## **Trevi Gardens HOA Meeting NOTES**

### **June 30, 2025**

All board members present except Steve McCaffrey and Scott Fields.

**Guests:** new resident couple Joanna and Dexter Atkinson, Mary & Brian Tackett, Janet G...

**Minutes:** Minutes of the April 28, 2025 meeting were reviewed and approved via email. Randy made a motion to approve the minutes, Collins seconded the motion, the motion carried. [SEP:SEP]

**Treasurer's Report:** Randy provided an update on present finances and the preliminary budget for 2026.

Currently 263 of 271 properties have paid dues. He was especially happy that 7 out of the 10 late debtors responded to a letter he sent out in advance, mentioning the attorney's letter with a lien is next step. Saved \$75 per lien letter.

The street repair to Como has gone very smoothly. The HOA has collected \$17,849 from 4 affected households. The cutout to fix broken pavement on Volare has also been completed. Cars can drive on the roads now but heavy trucks are not allowed until after July 11.

Despite the robust income, Randy outlined reasons that a dues increase would be prudent for the next year. Primarily, it would keep up with inflation. (See second sheet of Collections: Operating Fund handout.) Tom and Kathy asked good questions.

Randy encouraged board members to try to generate more precise numbers for proposed future projects (e.g., adding riprap to the pond shoreline) so that the data can be used to make the Reserve Fund study and the 2026 budget proposal more accurate.

This included discussion of the recent swale clearing and spraying. If the ditch maintenance is going to become an annual expense, it would be best to budget it accordingly, Randy said. Should the work require a touch-up cut from All-American (Elliott lives off Toronto Road), the company must provide an estimate what it would cost. Archer Creek offered to do a third spray for free. Consensus was that a complete clearing would not be necessary every year, especially with spraying, but time will tell. (Tacketts said last clearing was in 2018. Steve found newsletter text it was done in 2011, too.)

Randy suggested we increase payment to \$200 for the Southern View Chapel this year next year.

Randy mentioned the need to find an auditor who can check TREVI's books and at a minimum, do an annual review. It's less expensive than a full audit. Kathy will contact Twin Lakes and ask for a reference.

Collins made a motion to approve the Treasure's report including the increase to \$200.00 contribution to Southern View Chapel; Tom second the motion; the motion carried unanimously.

**Other street issue:**

Kathy brought up a previously discussed drainage matter on Sorrento Villa. A spillway addition at the end of the street would channel rainwater away from a low corner where it tends to pool. Bill Moss provided a bid of \$2160 to dig out and design a drain much like the one he put in a number of years ago on Lily Lane. Board requested TREVI's local alderwoman be first contacted to verify as to Public Works responsibility to remedy (i.e., city street design flaw). Mr. Tackett stated they have the same problem on their road; the city came in and dug ditch a couple years ago, which as since then filled in with grass growth. A vote was taken to approve the project: check to see if the city will put in a spillway; if not, then Mr. Moss's bid is approved to handle the project. Collins said he had a contact to call about seeing if the city could get this done. He would work with Kathy. Project passed unanimously.

**Grounds:** Steve talked about grounds issues. The ditch spraying combined with more aggressive edging from our lawn mowers has been apparent along the swale. Kudos to the teams. That said, the cattails have come back strong in central wet channel of swale that spray couldn't reach. Scott stated he would reach out and see about another visit to have some areas resprayed.

During Spring Cleaning Day, Scott and Steve discussed cleaning mold from the entrance signs. Taking them down isn't complicated and a powerwash would likely clean them well. Concern is the paint may come off too. Steve and Randy will assist as needed when Scott is ready to tackle the beautification project.

Don Waldo volunteered to remove 3 shrubs in the narrow concrete strip facing 2<sup>nd</sup> St. at the main entrance. One is half dead. Steve will investigate their health and proceed with either removal or attempt to feed and keep going for another year. He also said condition of some of the fountain shrubs and the spiral pine are showing age. [Mary Tackett suggested they are in need of fertilizer and some TLC.]

Steve has had no luck getting ironworkers to test skills on pond windmill dismantling. Blades are hanging precariously. If they eventually fall off, problem solved. Steve will inquire at Springfield scrap metal yard on 9<sup>th</sup> St. whether managers know of any local handymen who might attempt the takedown.

**Fall newsletter:** A deadline of October 1 is target for board text contributions, printing mid-October. Summer projects, annual meeting preview, and Halloween event publicity are likely topics. Participation in the national Neighborhood Night Out was discussed, but October 31 event tends to bring bigger bang for the bucks re: participation of Trevi Gardens community. Our September meeting will provide some review time.

**Fifth Addition:** Board had a brief discussion on HOA special assessment dues as it pertains to the 5th Addition, but no decisions were made.

Joe Trost, Fifth Addition resident and prior TREVI HOA Board member, had submitted a request to review documents. On June 17, 2025 Joe met Kathy and Scott at United Community Bank to review and record selected correspondence and files from the Trevi Gardens safety deposit box - most requested information was already available on-line. Joe Trust was reminded that further detail to his questions could be found in his recorded TREVI HOA Board meetings.

**Guest section:** Lastly, residents Mary and Brian Tackett wanted to settle their accumulated debt from past violations and years of not paying dues. Mary claimed a trailer issue that generated a fine had in fact been dealt with promptly. Claimed she spoke with board at the time (former treasurer JoAnn J.

mentioned), neighbor Scott may have witnessed. When she reached out by phone more recently to Randy to discuss dues debt, she got his voice mail but he was non-responsive. [At the meeting's conclusion, she literally called Randy's phone and illustrated that it connected to his mailbox, while Randy showed his phone made no record of the call. WEIRD.] Following discussion, the board voted to remove the fine and related monthly fees for the trailer violation, lowering amount owed. The Tacketts will pay off the balance of \$1348 over 4 months. They made the first installment that night.

September meeting date option: either Sept. 15 or 16. Meeting adjourned.