

Trevi Gardens Homeowners Association

Board Meeting

April 28, 2025 5:30pm Southern View Chapel

Guest in attendance: Joe Trost

Board in attendance: Kathy, Steve M, Collins, Scott, Randy, and Steve S.

Not in attendance: board member Tom G

*** Please note, after convening the meeting, Board President Kathy Seketa was called to attend to an emergency in Chatham. The attendees observed a moment of silence on behalf of those affected by the tragedy.*

The meeting started at 5:34 pm

Acceptance of the meeting minutes from our previous meeting as presented. 1st Collins, 2nd Steve S.
all in favor yes

Treasurer's report Randy:

243 of the 271 properties in Trevi have paid their annual HOA dues. Many of those unpaid amounts are consistent repeat offenders who have not paid in years. Randy will continue collection efforts including liens.

Randy discussed the Como Lane payment plan is now active for the upcoming Como Lane street replacement. Each of the four residents on

Como Ln has a different payment plan schedule. However, we have enough to proceed with the replacement of Como. The replacement of Como Ln is on track and ready to begin.

Randy reported that 2024 IRS taxes have been paid. We are only taxed on our investment earnings. Motion to accept the treasurer's report first Scott C., second Steve S. all in favor yes

On our reserve fund study, we received a draft from Reserve Advisors and it was shared with the board. Some of the reserve numbers are estimated and Randy asked for feedback from the board on which numbers they felt could be adjusted. The predicted amounts are based on lifespans which may or may not be accurate.

Scott gave an update on our swale cutting and spraying project. Our contractor did the swale cutting and cattail removal and our first spray was done on approximately April 27th, 2025. Our spraying technician will monitor and provide an additional spray for trouble spots. Some limited growth of cattails and weeds has been already noticed.

Pond maintenance - this was deferred.

Windmill pond repair update by Steve Sandstrom. Steve S. gave an update on our broken windmill. He contacted ironworkers local to see if anyone would be interested in dismantling it for practice and/or scrap. He has yet to get an adequate response. Steve M. asked if the windmill in its current state posed a danger to the community and needed to come down asap. Steve S. explained that unless somebody is standing right under it during a storm or high winds, the safety risk is minimal.

Regarding the empty lot at the north entrance:

Albanese still has not provided us with any additional information on what he plans to do with the lot. The ball is entirely in his court at this point because he requires our approval for any action.

Floor opened to questions.

Guest Joe Trost asked for access to the Trevi Gardens HOA historical files. The board said due to the nature of the HOA, files exist in multiple locations: a large majority on our public website, officers' homes, and in a bank safe deposit box. We asked him if he had specific files of interest. He informed us that he had previously requested them in multiple emails. He asked if we were refusing to grant him access to the records, and claimed we were in violation of the Condominium Act by not granting him immediate access. We explained that his request would require due diligence to be productive for both parties. He told us to anticipate legal follow-up.

After returning to the regular meeting from the executive session, the board approved pausing the 5th addition special assessment collection for road repairs as it pertains to Messina Drive, Resina Drive, and Argenta Drive. The vote was unanimous among the board members present.

The meeting adjourned at 6:46pm.

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