



Homeowners Association Meeting Minutes
Tuesday, August 12, 2014
Pool Area at 7:00 PM

Attending: Janet Allen, Sonny Hinchee, Gabe Farra, Pete Migone, Dana Carpenter, Don Fadel, BJ Viers, Deb Hinchee,

Absent: Jerry Walters

Call to Order

- Janet called the meeting to order.

Approval of Minutes for May and July Board Meetings

- Approved

Report on Violation Letters and Responses

- Janet reviewed new ARC requests.
- Janet stated that Jerry sent out the 15 day letters.
- Janet reviewed an ARC letter in Dana's assigned area.
 - **Action Item:** Dana will check on the home and get back with Janet.
- Letters from the last ARC walk-through have not yet been sent. It was noted that the homes may need to be checked again before the letters are sent.
- Janet reviewed several suggestions from Jerry for the next ARC walk-through. Most suggestions involved the need for additional clarification of the violations.

ARC Process

- Janet stated that based on input from ARC rep., there are two options on the table for the ARC letters:
 1. Each ARC rep. will send the letters for their assigned territory.
 2. The service will be contracted out.
 - **Action Item:** The ARC Committee Members will meet and discuss. They will prepare a proposal/recommendation to be voted on by the Board Members at the September, 2014 Board Meeting.

Pool Parking Only Signage – Decision

- Don stated the towing company will provide their standard metal sign, along with the post. Selva Lakes Association must provide our personalized sign that states Pool Parking Only.
 - **Action Item:** Don will price the personalized sign and provide the information prior to the next meeting.

Preliminary Report on Lakes Committee

- The current committee members are: Janet Allen, Ann Farra, and Elaine McEntee.
- Janet reported that Elaine had her property surveyed and discovered the community property is in the lake and her property goes right to the lake.
- Janet provided the following update:
 - St. John's Water Management stated that one of the mitered in sections is under water behind property #90 and the control structure is clogged with debris. Erosion is also noted along a section of the lake. They recommended we take action; However, since we (the HOA) are not qualified to come up with solutions, we may want to consider hiring a Civil Engineer.
 - **Action Item:** The Lakes Committee will investigate using a Civil Engineer.

Report on Completion of Action Items from Last Month

- Deb reviewed the open items on the Action Item Log and requested updates. She will be update the document and send to all Board Members.

Financial Report

- Gabe indicated there was no change to the Dues Outstanding report.
- Gabe passed out copies of the Financial Reports to the Board members present at the meeting and reviewed the reports. He stated he received several "one time" invoices. This includes an invoice from Lake Doctors and Crystal Clear Pools.

Pool and Landscaping

- Sonny mentioned at the July meeting that Tony, our landscaper, will walk the area to determine if all of the sprinkler heads in the common areas are working. Several of the irrigations heads were replaced. This was one of the invoices discussed by Gabe.
- Sonny discussed/explained the invoice from Crystal Clear Pools.

New Business

- A question was asked regarding purchasing another clock for the pool cabana area. Sonny mentioned that the last two he had bought were broken by someone visiting the pool.

Old Business

- C & R Revitalization Update
 - Our attorney handling the revitalization reports that he will have the information we need for the annual meeting by the end of next week.

Date/Time September Meeting

- Tuesday, September 9 – 7:00 p.m. - Pool area

Adjourn