

Selva Lakes

HOA Annual Meeting Minutes – November 2022

Location: Adele Grage Center/Zoom

Time: November 29, 2022 @ 6pm

1) Call to Order: 6:01

2) Roll Call and Introduction to Board Members:

- a) Board members present: Whitney, Gabe, Bill, Emilie, Kathleen, Laura. All did self-introductions.

3) Materials and Landscaping

- a) New road signs installed. Replaced with new wooden posts / signage and post protectors at the bottom of the posts
- b) Fountain in front lake replaced.
- c) Reviewed current landscaping situation. Musgrove to cut to 10 feet up from lake. Problem areas - unsightly mostly on lake banks – looking at low maintenance options for Spring
- d) Lake planting helps with erosion
- e) Dead trees cut on mailbox islands. Still getting quotes in on what trees and ground cover to plant. Must be self-maintaining. Open to suggestions.

4) Pool

- a) Lights around pool area replaced.
- b) Flooring in restroom replaced with non-slip materials.
- c) Broken umbrellas replaced.
- d) Countertop and sink replaced.
- e) Filtration pump replaced.
- f) Fixed gate so it is secure
- g) Need to locate restroom deadbolt key. Mary Kaye.
- h) For any residents who would like to have a party at the pool, the calendar is in the pool area so you can sign up. Only one party at a time and the pool area will remain open to residents during parties. There is a \$50 deposit required.

5) Budget Review

- a) We moved to new accounting company in January. Now Lifestyles Management.
- b) Dues can be paid online or via mail. Concern that bills were arriving late but there is a 30-day grace period. Example: A bill received Dec 28th for Dec is not due until Jan 31. Gabe to check with Lifestyles on mailing dates.
- c) Reviewed 2022 and proposed budget for 2023.
- d) 2023 has several large one-time expenses expected for paving, common areas, fence repairs and lake erosion.

Selva Lakes

HOA Annual Meeting Minutes – November 2022

- e) Dues were \$33 per month in 1986. Currently, 36 years later, they are \$45 per month. Considering our operational cost increases (presented) as well as upcoming one-time expenses (also presented), a \$5.00 per month increase will begin in April of 2023 and an additional \$5.00 per month will begin in 2024.
- f) The perimeter fence will eventually need to be replaced in 5-7 years. This will be a large expense that will require a special assessment to all residents.

6) ARC Review

- a) Reviewed role of ARC, where to find ARC forms, and the violation process.

7) IT Review

- a) Selvalakes.com contains community news, ARC forms, C & Rs / Rules & Regulations, Meeting minutes and newsletters.

8) General Report

- a) Sherman Path – No action taken yet. Waiting for lease proposal to send to attorney.
- b) “Traffic calming devices” or speed bumps for Parkside Drive – COAB now has an official process for evaluating the need for speed bumps which includes a list of requirements. Unfortunately, we do not appear to meet a few of them. Kevin Hogancamp offered to review application with Kathleen to see if we can include extra information to make a case. TBD.
- c) We have a new law firm, Crabtree, who are easier to work with than the previous one.

9) Communications and Committees

- a) Newsletter – Will reinstate to issue quarterly. The newsletters are posted on Selvalakes.com, the Facebook page and are emailed from “noreply@smartwebs.com”. Please add this email to your address book so you receive the community emails.
- b) Facebook page – Used to communicate meeting information, food trucks, special events, etc.
- c) Social committee:
 - i) Food trucks – Due to lower than expected turnout, the food trucks will now be scheduled April through September and we will attempt to combine with an event at the pool such as Band night.
 - ii) Cookie swap/holiday gathering – date TBD
 - iii) Pool opening event – date TBD
 - iv) Garage sales
 - v) Suggestions welcome

10) 2023 Focus

- a) Landscaping –

Selva Lakes

HOA Annual Meeting Minutes – November 2022

- i) Safety items
- ii) Hardscape guidelines
- iii) Interim Fence Repair
- iv) Sherman Path Project
- v) Remove dead trees
- vi) Replant / Update Islands
- vii) Investigate further options for Lake erosion
- b) Social/Community
 - i) Opening up of social activities
 - ii) Food Trucks – April – September

11) AOB

- a) We welcome volunteers for a board position, special project or special event. Please email boardselvalakes@gmail.com or come to a meeting.