

# **Selva Lakes**

## **HOA Special Meeting for Assessment Minutes – December 18, 2023**

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**Location: Pool / Zoom**

**Time: December 18, 2023 at 5:30pm**

**1) Call to Order: 5:34**

**2) Roll Call and Introduction to Board Members:**

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

**3) Assessment Discussion 5:39 – 6:35**

- a) Whitney explained that the covenants and restrictions require a 2/3<sup>rd</sup> majority of participating residents in order to pass.
- b) Whitney explained the 3 components of the proposed assessment
  - i) Fence
  - ii) Shoresox
  - iii) Redoing the landscaping on the island at the Plaza Rd entrance
  - iv) Well to get off city irrigation
- c) Explained that until now, repairs were piecemealed and used reserve funds to cover costs. The current reserves of \$62K are not enough to cover these large expenses and the regular maintenance costs have increased substantially in the past 2 years.
- d) Explained the difference between a recurring and a capital expense. All of the assessment items would be capital expenses.
- e) Comments and questions
  - i) Resident asked about resin fence vs wood fence. Superior Fence explained that a resin fence would follow the uneven property line whereas a wood fence would be installed so it is even. Superior recommended wood as did the other vendors we spoke to.
  - ii) The planned replacement is like for like to match existing styles. Sandpiper would be replaced with board on board where Plaza Rd would be replaced with cap and trim. Cap and trim could be used for entire fence but the cost would be almost double.
  - iii) The rear fence was not included in this assessment. The rear fence is shared with Selva Linkside owners and appears to be in better condition than the Sandpiper and Plaza sides but a small segment of the fence nearest to 11th street and parkside drive will be replaced.
  - iv) The 4 “lakes” discussed. They are all technically retention ponds. There is not currently a power source near 2 of them in order to install a bubbler.
  - v) Shoresox explained. Shoresox is the name an erosion control system designed with a double layer of knitted polyethylene mesh, that is filled by dredging shallow sediment into the containment unit.

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- vi) Installing a bulkhead would be the most expensive option. Shoresox is the most affordable.
  - vii) The HOA practice has historically been, on recommendation of the HOA attorney, to treat the lakes and the 10 feet up from the lake as common areas.
  - viii) A resident asked if this can be clarified in the covenants and restrictions. **Action** for Whitney to ask attorney to clarify but would cost in the thousands of dollars to update this.
  - ix) Resident asked how prioritization and fund usage are determined. Most dire needs are addressed first. Anything that can reasonably be covered with reserves has been covered. The items on the assessment are large expenses which cannot be covered with reserves.
  - x) Residents asked for longer payment terms. Board will consider.
  - xi) Discussed the possibility of multiple assessments. This could cause divided support on issues that affect some homeowners more than others even though these are considered whole-community items.
  - xii) Residents asked what alternatives be if it does not pass. Ballots are not due until Dec 28<sup>th</sup>. We will see what the outcome is.
  - xiii) Resident commented that a dilapidated fence leads to higher crime and Selva Lakes dues are among the lowest in our area.
  - xiv) Resident asked for a letter/presentation to be sent out to further explain the assessment details and payment options. **Action for Whitney.**
- 4) Ballot bowl was present for residents to present votes**
- 5) Meeting ended – 6:35**