

# **Selva Lakes**

## **HOA Meeting Minutes – January 2026**

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**Location: Pool / Zoom**

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**Time: January 21, 2026**

**1) Call to Order: 5:01**

**2) Roll Call**

a) Board members present: Whitney, Gabe, Bill, Shirley, Kathleen

**3) Motion to approve and second Last Meeting's Minutes – Gabe, Bill**

**4) General Report - Whitney**

**5) Owners Forum –**

a) Resident painted her garage door a color that was not approved - Chelsea Gray and wanted to ask that it be approved as a color moving forward. Discussion regarding colors and rules and what occurs when colors/rules change. Explained that is something was in place before the rule change it is "grandfathered" in. If something is completed against a current rule it is a violation and in order to get it changed it has to go through an appeals process. Agreed to send out appeals process.

b) Pond bubbler – The problem with the bubbler is powering it. The electrical run from the pool house to the ponds is cost prohibitive. Solitude advised against solar power. We have to explore other power options.

**6) Reports**

a) Budget – Gabe

i) Status update – Year end report came out and is as expected.

b) ARC –

i) Status update – Not present. No issues.

c) Pool –

i) Status update – Tile near bar where tables and chairs are needs to be repaired and pitched correctly for water drainage. The front gate will be fixed and painted,

d) Landscape –

i) Status update – No update

**7) Old Business**

a) Assessment projects:

i) Fence repair and painting – There is one section in the rear of the community that was not replaced, repaired or painted. Getting a quote. Have funds from assessment.

**8) New Business**

a) Front Island – need a volunteer committee to get new quotes and see project through. Kathleen to send email asking.

b) Management company – to be discussed further. Board needs pros and cons.

**9) Standard Board Requirements – must vote on 2026 Board Members and officers and must file with state. Will do next meeting or sooner.**

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10)Adjourn – 5:48