

CURLEW LANDINGS
CAPITAL PLAN PROPOSAL

JULY 29, 2020

COMMITTEE

- DIANNE SCHULTZ
- MICHELLE JONES
- BARB SPERLING
- STEVE SCHULLER
- WAYNE PAULEY
- KARIN DALEY
- JIM BEATY

CHAIR

Pool

FENCING: DONE

\$ 15,071 @ 20 years



SPA: FIXED

\$ 18,547 @ 10 years



Pool

REFINISHING & PAVERS: (NOVEMBER)
\$31,316 @ 15 years



NOT INCLUDED IN PLAN

SALT WATER SYSTEM
\$ 23,000 - \$ 30,000

HEATING SYSTEM
\$ 12,000 - \$ 15,000

+ electricity & maintenance

FIBERGLASS RESURFACING

POOL

| | USEFUL LIFE | SPEND | TO RESERVES EACH YEAR | | | | | | | | | |
|---------------------------------|-------------|--------------|-----------------------|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | (years) | (in 2020 \$) | (in 2020 \$) | | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> | <u>2025</u> | <u>2026</u> | <u>2027</u> |
| REFINISHING AND PAVERS (11/20) | 15 | \$31,316 | \$2,088 | | \$31,316 | - | - | - | - | - | - | - |
| NEW FENCE & GATES | 20 | \$15,071 | \$754 | | \$15,071 | - | - | - | - | - | - | - |
| SPA & ELECTRIC | 10 | \$18,547 | \$1,855 | | \$18,547 | - | - | - | - | - | - | - |
| | | | | | | - | - | - | - | - | - | - |
| POOL: FILTER TANK/CABINET/PUMPS | 20 | \$32,000 | \$1,600 | | | | | | | \$35,200 | - | - |
| SPA: CABINET/PUMPS | 20 | \$23,000 | \$1,150 | | | | | | | \$25,300 | - | - |

Buildings

- PAINT

- Many HOA's plan on 7-year life.
- Next paint: 2026

\$200,000 @ 7 years

- STRUCTURAL MAINTENANCE

- The worst has been fixed, but...
- Expect repairs every time we paint

\$200,000 @ 7 years

- ROOF

- Assume 15-year life, given storm frequency & severity

\$773,500 @ 15 years

- CLUBHOUSE REPAIR

- ID structural issues and fix. Paint.
- Decide on 2'nd Floor... fix it up or close it up.

\$300,000 @ 1-time

BUILDINGS

| | USEFUL LIFE | SPEND | TO RESERVES EACH YEAR | | | | | | | | | |
|-----------------------|-------------|--------------|-----------------------|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | (years) | (in 2020 \$) | (in 2020 \$) | | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> | <u>2025</u> | <u>2026</u> | <u>2027</u> |
| PAINTING | 7 | \$200,000 | \$28,571 | | - | - | - | | | | \$224,000 | - |
| STRUTURAL MAINTENANCE | 7 | \$200,000 | \$28,571 | | - | - | - | | | | \$224,000 | - |
| | | | | | - | - | - | - | - | - | | - |
| ROOF REPLACEMENT | 15 | \$773,500 | \$51,567 | | - | - | - | - | - | - | | - |
| | | | | | - | - | - | - | - | - | | - |
| CLUBHOUSE REPAIR | 1-time | \$300,000 | \$0 | | - | - | - | \$318,000 | - | | | - |

Paving



**1.5" MILL OVERLAY & STRIPE
ROADS / COMMON DRIVES**

\$62,600 @ 30 years



SEAL COATING ASPHALT

**\$ 9,200 @ 3 years
Starts 1-year later**



**DRIVEWAY/GUTTER/WALK
"REPAIR"**

\$ 15,000 / year

PAVING

| | USEFUL LIFE | SPEND | TO RESERVES EACH YEAR | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 |
|----------------------------------|-------------|--------------|-----------------------|------|----------|----------|----------|----------|----------|------|------|
| | (years) | (in 2020 \$) | (in 2020 \$) | | | | | | | | |
| LANDSCAPE PREP | 1-time | \$3,000 | \$0 | | \$3,000 | | | | | | |
| ASPHALT MILL & OVERLAY | 30 | \$62,600 | \$2,087 | | \$63,852 | | | | | | |
| SEALING MAINTENANCE | 3 | \$9,200 | \$3,067 | | | \$9,568 | | | \$10,120 | | |
| COMMON: DRIVEWAY/GUTTER/WALKS | 30 | \$15,550 | \$518 | | \$15,861 | | | | | | |
| UNITS: DRIVEWAY/GUTTER | 30 | \$60,000 | \$2,000 | | | \$15,000 | \$15,000 | \$15,000 | \$15,000 | | |

Landscaping



PHASE 1:

\$15,000 @ 1-time

PHASE 2:

\$15,000 @ 1-time

PHASE 3:

\$15,000 @ 1-time

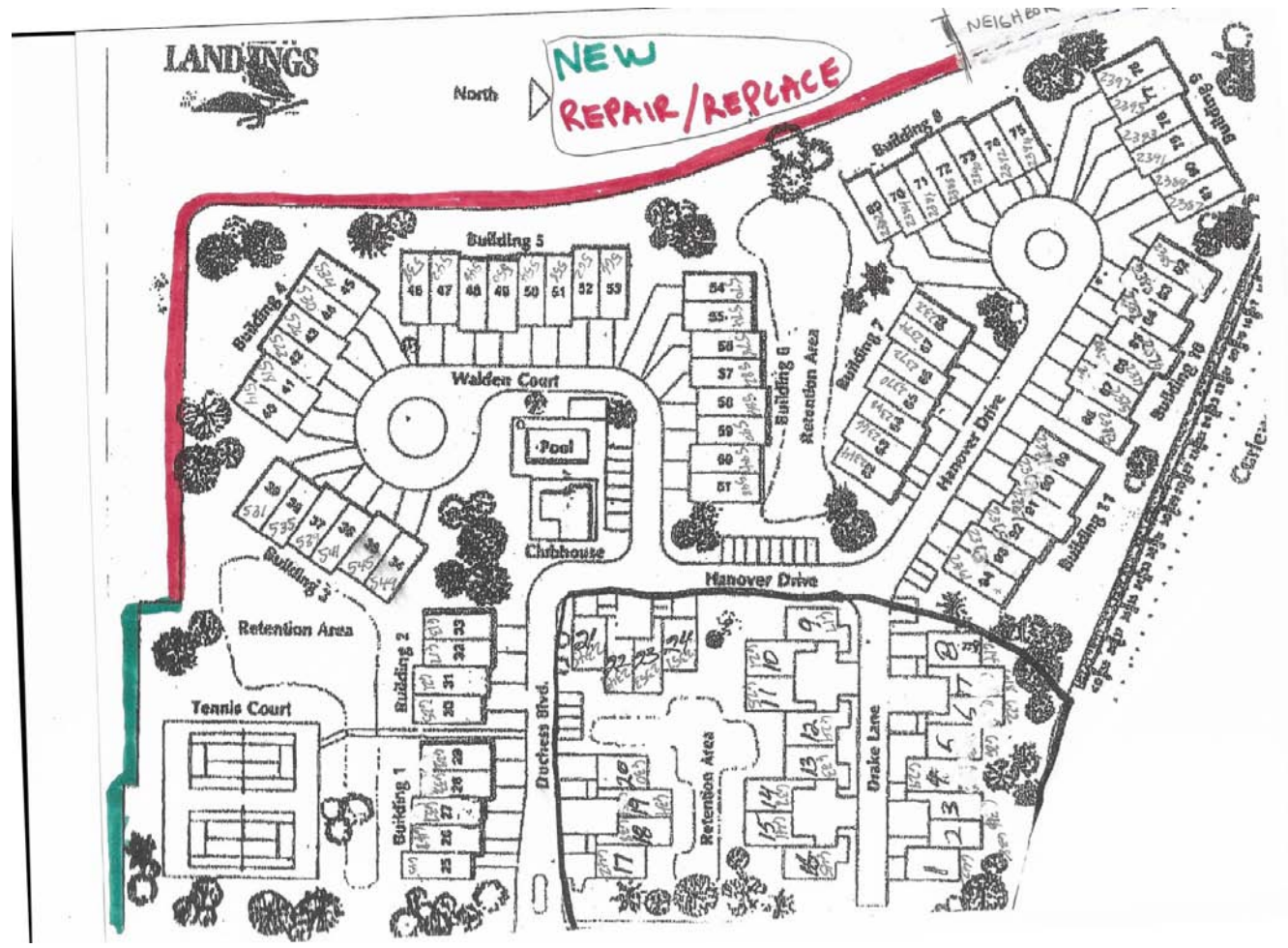
MAINTAIN:

\$5,000 @ 1 year

LANDSCAPING

| | | TO RESERVES | | | | | | | | | |
|---------------------|-------------|--------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | USEFUL LIFE | SPEND | EACH YEAR | | | | | | | | |
| | (years) | (in 2020 \$) | (in 2020 \$) | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> | <u>2025</u> | <u>2026</u> | <u>2027</u> |
| PHASE 1 | 1-time | \$15,000 | \$0 | \$2,585 | \$15,300 | | | | | | |
| PHASE 2 | 1-time | \$15,000 | \$0 | | | \$15,600 | | | | | |
| PHASE 3 | 1-time | \$15,000 | \$0 | | | | \$15,900 | | | | |
| ONGOING MAINTENANCE | 1 | \$5,000 | \$5,000 | | | | | \$5,400 | \$5,500 | \$5,600 | \$5,700 |

Fencing



Fencing

West / Southwest



REPAIR:

Replace Rotted Posts
Get 5 more years!

\$ 5,000 @ 1-time



REPLACE:

Wood or PVC
After 5 years

\$ 20,000 @ 25 years

Fencing

NEW South Install



Follow Property Line (Very Close to Home)

\$ 4,100 @ 25 years

FENCING

| | USEFUL LIFE | SPEND | TO RESERVES | | | | | | | | |
|---------------------------------------|-------------|--------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | (years) | (in 2020 \$) | EACH YEAR | | | | | | | | |
| | | | (in 2020 \$) | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> | <u>2025</u> | <u>2026</u> | <u>2027</u> |
| REPAIR EXISTING FENCE (WEST & SW) | 1-time | \$5,000 | \$0 | - | \$5,100 | | | | | | |
| REPLACE EXISTING FENCE (WEST & SW) | 25 | \$20,000 | \$800 | - | | | | | | | \$22,800 |
| NEW SOUTHEAST FENCE | 25 | \$6,670 | \$267 | - | \$6,803 | | | | | | |

WATER SYSTEM



**REPAIR IRRIGATION
SYSTEM**

\$ 12,600 @ 1-time



**REPLACE GATE VALVES:
Shut off zones**

\$ 12,600 @ 1-time

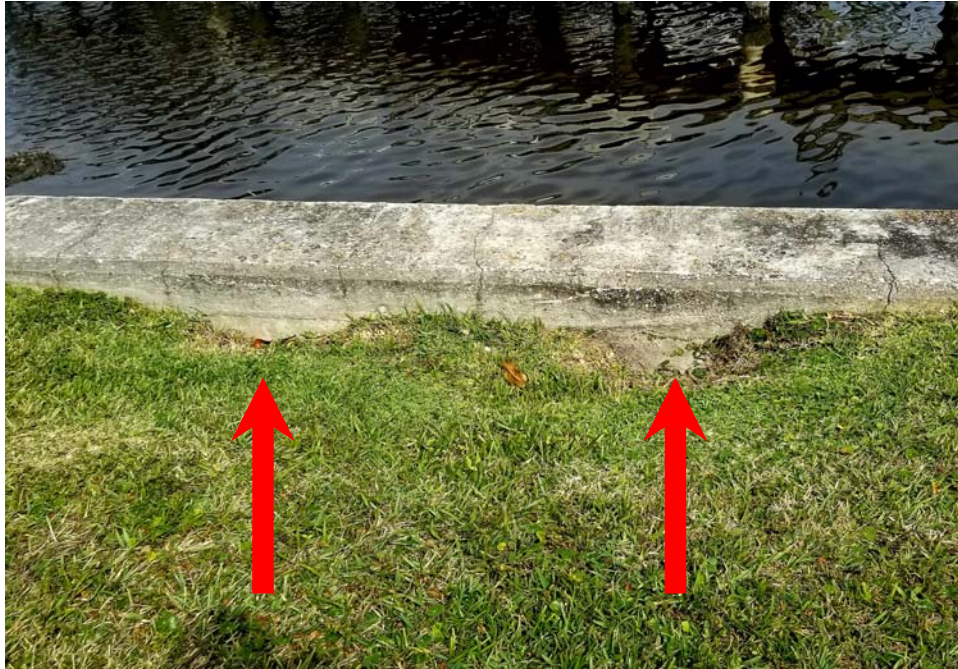
WATER SYSTEM

| | USEFUL LIFE | SPEND | TO RESERVES EACH YEAR | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> | <u>2025</u> | <u>2026</u> | <u>2027</u> |
|-----------------------|-------------|--------------|-----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | (years) | (in 2020 \$) | (in 2020 \$) | | | | | | | | |
| IRRIGATION UPGRADE | 1-time | \$12,600 | \$0 | - | \$12,852 | | | | | | |
| REPLACE 5 GATE VALVES | 1-time | \$12,632 | \$0 | | | \$13,137 | | | | | |

Sea Wall

FIX: \$ 19,650 @ 30 years

SEALING: \$3,000 @ 4 years



“SINK HOLES”

**Water escapes through cracks in wall,
taking dirt with it**



“CAP” Damage

**Needs to be fixed &
coated routinely**



“Weep Holes”

**Too Few, Too Small
Need more drainage**

SEA WALL

| | USEFUL LIFE (years) | SPEND (in 2020 \$) | TO RESERVES EACH YEAR (in 2020 \$) | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> | <u>2025</u> | <u>2026</u> | <u>2027</u> |
|---------------------|------------------------|-----------------------|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| REPAIR | 30 | \$19,650 | \$655 | - | \$20,043 | | | | | | |
| SEALING MAINTENANCE | 4 | \$3,000 | \$750 | | | | | | \$3,300 | | |

Tennis Courts

REMOVE & REPLACE ASPHALT

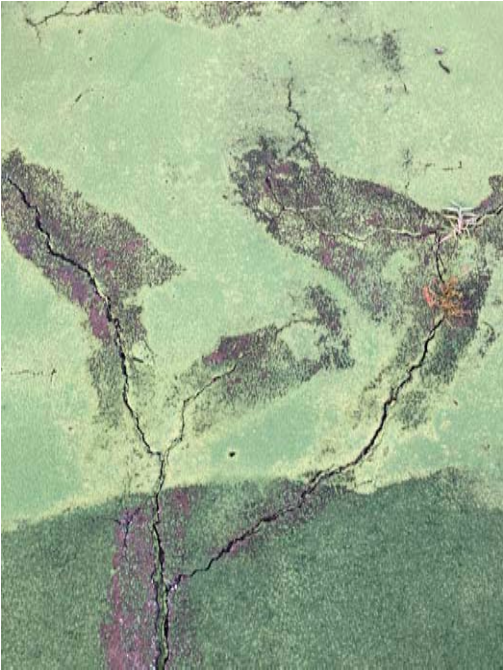
\$25,600 @ 30-years

RESURFACE MAINTAIN

\$17,800 @ 5-years

NEW FENCE

\$7,300 @ 20-years



TENNIS COURTS

| | USEFUL LIFE <u>(years)</u> | SPEND <u>(in 2020 \$)</u> | TO RESERVES EACH YEAR <u>(in 2020 \$)</u> | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> | <u>2025</u> | <u>2026</u> | <u>2027</u> |
|----------------------------|----------------------------------|------------------------------|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| REMOVE/REPLACE ASPHALT | 30 | \$25,600 | \$853 | - | | \$26,624 | | | | | |
| RESURFACING MAINTENANCE | 5 | \$17,800 | \$3,560 | - | | \$18,512 | | | | | |
| NEW FENCE | 20 | \$7,300 | \$365 | - | | \$7,592 | | | | | |

OTHER CONSIDERATIONS NOT INCLUDED

- Drainage Area
 - West of Tennis Courts
 - Ditch Along South Border
- Insurance Deductibles

ANNUAL INFLATION 2%

TO RESERVES / YR

(in 2020 \$)

\$136,077

2020

2021

2022

2023

2024

2025

2026

2027

RESERVES IN

\$92,443

\$249,924

\$237,113

\$263,679

\$49,979

\$167,379

\$213,359

-\$97,241

ADD TO RESERVES

\$80,000

\$130,000

\$132,600

\$135,200

\$137,800

\$140,400

\$143,000

\$145,600

\$145,000

TOTAL SPENDING

\$67,519

\$142,811

\$106,033

\$348,900

\$20,400

\$94,420

\$453,600

\$28,500

RESERVES OUT

\$249,924

\$237,113

\$263,679

\$49,979

\$167,379

\$213,359

-\$97,241

\$19,859