

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
MONDAY, NOVEMBER 23 2015
COMMUNITY CLUBHOUSE, 15710 E JAMISON DRIVE
ENGLEWOOD, CO 80112**

- I. ESTABLISH A QUORUM** Meeting was called to order by Director Smith at 6:31. The following Directors were present for quorum.

Kelsey Heller
Chris Kuhrt

Ben Plucker
Denis Smith

Ben Lundgren was absent.

There were seven homes represented with eight homeowners in attendance. Molly Ryan with Metro Property Management was also in attendance.

- II. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST**

Board Announcements – There were no announcements.

Board approves the agenda – Denis amended the agenda. On a motion duly made and seconded, it was unanimously resolved to approve the agenda as amended.

Board members disclose any conflicts of interest – There were no conflicts of interest among members of the Board.

- III. SPECIAL GUEST: NONE**

- IV. HOMEOWNER FORUM** - The Homeowners in attendance mentioned the following items: One homeowner noted a cost of \$6000.00 to replace their water heater. Homeowner was concerned with the Board's consideration to extend the spa season. The homeowner wanted to know if the pool gate would be locked at all times, what would the hours be and would there be an age limit. What will the protocol be if there is excessive noise from the spa? Another homeowner mentioned it is very cold in the fitness room and that the cable television is not functioning. Management will look into these issues. Another homeowner complained that dogs are not making their way to the dog run area before they relieve themselves. Another homeowner noted they observed a vehicle in the community where the occupants were coming in late and smoking marijuana. The vehicle would then leave. This has not been observed for over a week at this time. Homeowner provided the plate number and specific times this occurred. Management will investigate whether this information is useful to the Arapahoe County Sheriff. Homeowner reported the lighting company is not getting all of the reported lights on their monthly inspections. Management will notify them. On a motion duly made and seconded, it was unanimously resolved to close the homeowner forum.

- V. HOMEOWNER CORRESPONDENCE –
Homeowner Hearings** – None scheduled

Board members review correspondence from the community – The Board members reviewed a request from a homeowner to perform a ritual to bless their home. The ritual will create a temporary odor. The board instructed management to contact the owner and let him know it is fine if the neighbors agree to the ritual.

- VI. MINUTES – October 26, 2015** - On a motion duly made and seconded, it was unanimously resolved to approve the minutes from October 26, 2015

- VII. FINANCIALS STATEMENTS**

OCT 2015- Management carefully reviewed the financials with the Board. All questions were fielded. On a motion duly made and seconded, it was unanimously resolved to approve the October financials subject to final audit.

VIII. UNFINISHED BUSINESS

Manager's Report – Management gave a written report on items completed since the last meeting.

2015 Gate Renovation Committee – The Committee awaits another gate renovation proposal. One homeowner mentioned she was familiar with a gate company. Management will follow up and make contact.

Document Amendment – Renter Ratio Pending

IX. NEW BUSINESS

Ratify 2016 budget with 3% increase – Board members reviewed the 2016 budget with the homeowners in attendance. On a motion duly made and seconded, it was unanimously resolved to ratify the 2016 budget with an increase of 3%.

Request for easement – Richmond Homes may purchase the unimproved parcel south of the community. They would like to install a main water service line in a different configuration from what has already been approved by the Arapahoe County Water and Wastewater Authority. They need an agreement with the Savannah Owners Association. The Association will agree to the easement in exchange for \$6500.00. The attorney will be notified.

Ratify Snow Removal Contract - On a motion duly made and seconded, it was unanimously resolved to ratify the 2015-2016 Snow Removal contract.

2016 Social Committee Events –Director Heller will chair the Social Committee. Director Heller called for interest from the attendees to volunteer for the committee. Nanette Krasnisky, Anita Pollock and Amy Loung volunteered. They will be asked to sign the Social Committee Charter and they will meet to discuss potential events for 2016.

Schedule Next Board Meeting Date – The Board tentatively scheduled Tuesday, January 21st 2016 depending on the Board schedules at that time.

Other

Pool Monitor Compensation – The Board members wish to budget \$300 to give to the pool monitors, Cheri Galownia and Bob Bussey, for volunteering their time to open, and lock up the pool gates during the pool season. The monitors have also found themselves cleaning the area and securing the pool from rule violations. Their contributions to the community are invaluable.

X. REPORTS

ARC Committee – Management reported that a homeowner recently had to remove the hardwood floors from their home in order to complete the transfer of title. The carpeting specifications need to be formally approved by the Board for distribution to the community.

Social Committee – The Social Committee topic will be added to the agenda for a meeting report.

XI. ADJOURNMENT – On a motion duly made and seconded, the meeting was adjourned at 8:15 to executive session.

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan: