

**SAVANNAH OWNERS ASSOCIATION  
BOARD MEETING MINUTES  
TUESDAY, FEBRUARY 2 2016  
COMMUNITY CLUBHOUSE, 15710 E JAMISON DRIVE  
ENGLEWOOD, CO 80112**

- I. **ESTABLISH A QUORUM** Meeting was called to order by Director Smith at 6:42. The following Directors were present for quorum.

Kelsey Heller  
Chris Kuhrt

Denis Smith

Ben Plucker and Ben Lundgren were absent. Pool monitor, Cheri Galownia was 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** – On a motion duly made and seconded, it was unanimously resolved to approve the agenda.

**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 Homeowner comments during the forum included the following: Should the Board consider rules for the weight room? Is it a violation to have eight residents in one home? There is a blue pickup truck that is not moving and another vehicle with the flat tire. Report was made of homeowner on picking up after her dog. The snow removal company did not remove the snow from the vacant spaces and they were on the property too early. Is there a new crew? The pot holes are getting hazardous. Several doors still need to be repaired. A homeowner reported the owner of 4-204 has installed new flooring but suspects it was not approved by the HOA. 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** –

**1-208 Request for Invoice Pmt – Upstairs Drain Line Failure** - Homeowner requested assistance on a water leak originating from the unit above their home. According to the professional vendor, the leak came from a faulty seal on the utility drain. The Board discussed the owner's ability to repair the leak in drain when it is not visible. The Savannah governing documents mandate that the owner assumes the responsibility of any damages to other homes or common areas originating from the unit. Regardless of the age of the issue, homes are purchased "as is". The Board has determined the financial responsibility lies with the third floor owner. The Association will contact the owner and advise them of their financial responsibility. The second floor owner attempted to resolve this directly with the owner of the third floor unit but did not feel they were cooperating. The second floor owner asked the Board for some support on the matter. The HOA will pay the

repair invoices and assess the expense back to the unit owner where the leak was detected for reimbursement.

**VI. MINUTES – November 27, 2015** – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from November 27, 2015.

**VII. FINANCIALS STATEMENTS**

NOV AND DEC 2015 – The Board carefully reviewed the financials. All deviations from the budget over \$500 were discussed. On a motion duly made and seconded, it was unanimously resolved to approve the financials for November and December 2015 subject to final audit.

**VIII. UNFINISHED BUSINESS**

**Manager's Report** – This report will be emailed

**2015 Gate Renovation Committee** – Contacted another company but they did not supply a bid. Management will follow up.

**Document Amendment** – Renter Ratio is pending

**IX. NEW BUSINESS**

**2016 Landscape Contract** – On a motion duly made and seconded, it was unanimously resolved to approve the 2016 Landscape contract with Singing Hills for \$13,908.00.

**Lighting Contract Proposals** – The Board discussed two bid proposals for lighting maintenance. There is concern that the current company is not completing their light checks for exterior lights and several have been reported numerous times. On a motion duly made and seconded, it was unanimously resolved to approve the lighting maintenance contract with Illumi Lighting LLC.

**2016 Management Contract** – Management discussed the legislative changes and subsequent contract revisions. On a motion duly made and seconded, it was unanimously resolved to approve the 2016 management agreement.

**Proposal to Install Security Cameras** – The Board fielded a proposal to install security cameras in the hallways. The project is cost prohibitive at this time. On a motion duly made and seconded, it was unanimously resolved to table the proposal to install security cameras in the hallways.

**3-106 Request for Drain Backup Reimbursement** – On a motion duly made and seconded, it was unanimously resolved to approve the request to reimburse the homeowner for the deductible on their insurance claim for the clean sewer line back up that occurred in their home from a common pipe. There were no unanswered questions.

**Absolute Pool Management Year End Report** – The board fielded the report from Absolute Pools and appreciated their warning of items in need of repair.

**Schedule Next Board Meeting Date** – The Board confirmed the next meeting date of Tuesday March 15, 2016 at 6:30pm

**Other** – There were no other items brought before the Board

**X. REPORTS**

**ARC Committee** – Management is directed to develop a specification for carpeting

**Social Committee** – The Board would like the Association to host a pool party on June 4<sup>th</sup> 2016. The Board will discuss possible catering options but would like to include an ice cream truck.

**XI. ADJOURNMENT** – On a motion duly made and seconded, it was unanimously resolved to adjourn at 8:40pm

**XII. EXECUTIVE SESSION** (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan