

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
MONDAY, NOVEMBER 7 2016
COMMUNITY CLUBHOUSE, 15710 E JAMISON DRIVE
ENGLEWOOD, CO 80112**

- I. **ESTABLISH A QUORUM** Meeting was called to order by Director Smith AT 6:30. The following Directors were present for quorum.
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| Kelsey Heller | Ben Plucker |
| Chris Kuhrt | Denis Smith |
| Linda Selub | |
- Five homeowners were present. Molly Ryan with Metro Property Management was also present.
- 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 conflicts** – The Board members reported no conflicts with items on the agenda.
- III. **SPECIAL GUEST: DARREN KING, ILLUMI LIGHTING** – Darren discussed the advantages to changing the lighting fixtures in the community to LED bulbs. Board members asked about the bulkhead lights and the vendor reported they are repairable. The Board would like to have a proposal to replace the wall pack fixtures with something a little brighter. Darren reported he would be happy to supply the Board with options.
- IV. **HOMEOWNER FORUM** - The Homeowner Forum included the following comments: 6-101 Homeowner requested a replacement tree for the Hawthorn on the south west corner of their building. They would like an autumn blaze maple instead. Another homeowner asked if the flag pole would be removed. One homeowner reported he believes the wall packs are bright enough and asked the Board to not make them any brighter. Another owner reported there are bikes locked to the railing at the entrance of building 2. Will the concrete be replaced at building 2? Another homeowner reported Centurylink is leaving their equipment boxes open and they need to be secured. A homeowner reported the treadmills are failing and need to be replaced soon. The bathroom runs out of toilet paper often and there is no back up in the restroom. Management will inform the vendor.
- V. **HOMEOWNER CORRESPONDENCE** –
- Homeowner Hearings** – None scheduled
- Board members review correspondence from the community** – Correspondence was reviewed.
- VI. **MINUTES – August 24, 2016** – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from August 24, 2016 Board Organization meeting
- VII. **FINANCIALS STATEMENTS**
- Aug – Sept 2016** – On a motion duly made and seconded, it was unanimously resolved to approve the August and September Financials subject to final audit.

VIII. UNFINISHED BUSINESS

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

2016 Gate Renovation- Despite walking the property with vendors and giving them the scope of work, Management reported the additional proposal is still not available. The Board members will look for potential vendors. Rocky Mountain Access Controls will be asked to update their proposal.

Richmond Homes Drainage Agreement – The Board would like to meet with Kelly Martinez regarding the retaining wall and drainage and the noise coming from the construction.

IX. NEW BUSINESS

2017 Budget Proposal – 2% increase proposal. The board carefully reviewed the 2017 expenses and found an increase could be avoided for the next year due to the consistent funding of the reserve and the cost containment the Association strives for. On a motion duly made and seconded, it was unanimously resolved to adopt the 2017 budget without an increase. There were no unanswered questions.

2016/2017 Snow Removal – The Board reviewed the snow removal proposals. On a motion duly made and seconded, it was unanimously resolved to approve the snow removal proposal from Integrity Design and Landscape.

Proposal to install Holiday Lighting – The Board reviewed the proposal to install Holiday lighting for \$2,669.00. This proposal includes purchase, install and storage of the holiday décor. On a motion duly made and seconded, it was unanimously resolved to approve the proposal for Holiday lighting. There were no unanswered questions.

Pet Scoop Services Proposal – On a motion duly made and seconded, it was unanimously resolved to approve the proposal for Pet Scoop to commence pet waste services in the community. There were no unanswered questions.

South Metro Fire Inspection Report – The Board reviewed the report and approved the recommendations. Management will have the repairs made as directed.

Proposal to Install Brushed Nickel Locksets building one and two – The Board reviewed the proposal to install new brushed nickel locksets on buildings 1 and 2 for \$1,361.00. Every other building has brushed nickel handles on the breezeway doors. On a motion duly made and seconded, it was unanimously resolved to approve the proposal. There were no unanswered questions.

Schedule Next Board Meeting Date for Budget Ratification Tuesday, November 22, 2016 – This meeting may not be necessary in lieu of there being no increase in the dues.

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

X. REPORTS

ARC Committee – 1-301 Request for file. On a motion duly made and seconded, the request for file was approved subject to the lower unit approval. If the lower unit homeowner complains, the file must be removed.

Social Committee – Holiday Event The Association discussed the Holiday event and would like to schedule the event on December 10th. It will be an open house with gift card drawings. It will be held at the clubhouse and details will be posted on the Savannah Facebook page.

XI. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:45.

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Molly Ryan

Approved by an officer