

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, APRIL 27 2017
COMMUNITY CLUBHOUSE, 15710 E JAMISON DRIVE
ENGLEWOOD, CO 80112**

- I. ESTABLISH A QUORUM** Director Smith called the meeting to order at 6:35. The following Board members were present for quorum.

Denis Smith, President
Chris Kuhrt, Vice President

Ben Plucker, Treasurer
Linda Selub, Secretary

There were seven homeowners in attendance and Molly Ryan with Metro Property Management was also present

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

Board Announcements- Director Smith announced that Kelsey Heller tendered her resignation from the Board so the Board is seeking other volunteer Board members.

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 – Ben Plucker disclosed he is conflicted on two items. Ben own Salient Management and has supplied the community with two proposals. One proposal is to replace the lock sets on the breezeway doors for buildings 1 and 2 to brushed nickel handles. The other is a proposal to replace a plastic chase drain. Ben will recuse himself from voting but will field any questions the Board may have.

III. SPECIAL GUEST: NONE SCHEDULED

- IV. HOMEOWNER FORUM** - The Homeowner Forum included the following comments. The gate repairs are essential to the security of the community. The Board and Management agree. Management reports they are attempting to get another proposal for new gates but vendors will walk the property and identify the scope of work but will not supply a final bid. The most recent vendor seems reliable to provide a bid as they have charged for their time and required research to develop the document. Another homeowner requested the community install cameras in the all of the common areas. The Board responded this has been considered but was cost prohibitive. It will be considered again. Another homeowner asked if the HOA would clean up the dog waste on the unimproved lots. It was confirmed that residents of Savannah who take their dogs to those areas violate the covenants and can be fined. The residents are reminded to contact management in writing to report these violations. The address of the violator is required. The Board will consider funding the removal of dog waste from the unimproved lots. Another homeowner asked if the fitness room could have an age limit. The Board will adopt a rule restricting children under 13 from being in the fitness room and minors will need to be accompanied by an adult. Should a sign be installed on the dumpsters warning illegal dumpers of state statutes and prosecution.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings – There were no hearings

Board members review correspondence from the community – The Board members reviewed the community correspondence.

- VI. MINUTES – November 22, 2016** – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from November 22, 2016.

VII. FINANCIALS STATEMENTS

Nov 2016 – Mar 2017 – On a motion duly made and seconded, it was unanimously resolved to approve the Financial statements from November 2016 to March 2017.

VIII. UNFINISHED BUSINESS

Manager's Report – Management supplied a report of items completed since the last meeting.

Gate Renovation – Another proposal is expected. If it is not received within 10 days, the Board will take action on the proposal they have from Rocky Mountain Access Controls

Richmond Homes Drainage Agreement – The drainage agreement is being reviewed by the attorneys. If no violation of the Association's sewer load is found, there walls will remain where they are located.

Proposal to install Locksets buildings one and two – On a motion duly made and seconded, it was resolved by the majority to approve Salient Management's proposal to install new brushed nickel handles on the breezeway doors in buildings 1 and 2. The closers will also be adjusted. In light of his conflict, Ben Plucker recused himself from the vote.

IX. NEW BUSINESS

Pool Maintenance contract – On a motion duly made and seconded, it was unanimously resolved to approve the pool maintenance contract for 2017.

2017 Landscape Maintenance – On a motion duly made and seconded, it was unanimously resolved to approve the 2017 Landscape Maintenance contract with Singing Hills Landscape.

Pool Opening Party – It was determined the community would have a Pool Opening Party on Sunday, May 28th from 1pm to 3pm. It will be a pot luck.

Update on water leak from 2-107 – On a motion duly made and seconded, it was unanimously resolved to open an insurance claim

FHA Renewal – On a motion duly made and seconded, it was unanimously resolved to approve the cost to renew the FHA certification for a cost not to exceed \$1,500.00

Maintenance and Insurance Chart – On a motion duly made and seconded, it was unanimously resolved to approve the cost of \$900 for a maintenance and insurance chart with Winzenberg, Leff Purvis and Payne.

Pet Waste Proposal – On a motion duly made and seconded, it was unanimously resolved to approve the proposal for two visits per week from Clean Squad for \$289.00 per month.

Update on Clubhouse repairs - The repairs to the clubhouse are almost completed. Board member reported the mirrors in the fitness room that were installed are foggy and the vendor used the window to enter the clubhouse when a team member still had the keys.

Shade Sail – The Board discussed the installation of the Shade Sail. It blew down almost immediately and is too small for the application. The Board would prefer to examine a pergola shade structure.

Items in disrepair throughout the community - On a motion duly made and seconded, it was resolved by the majority to approve Salient Management's proposal to repair the chase drain near building 3. In light of his conflict, Ben Plucker recused himself from the vote.

Weeds in the grass and rocks – The landscaper will be asked to install several flags when the community is fertilized.

Aeration of the grass – Grass Aerattion will be done at the beginning of the growing season.

Community newsletter – The community is due for a newsletter. The Board would like to have the acrylic notice holders installed in every hallway. Salient Management will install.

Power Washing the steps of the buildings – This will be scheduled during the summer

Birds nests – The bird nests are not a prevalent this year but if they can be removed, they should be.

Wasps nests- Wasp nests will be removed as they are observed.

Repairing concrete – The Association will do a walkthrough to identify areas of concrete that need to be repaired.

Fixing the cracks and potholes in the roads and parking lot – This will be addressed under the proposal to seal coat and stripe the community.

Trash from Richmond construction – Management was asked to send a letter to Richmond regarding trash blowing into the community.

The holders for communications to residents on each floor – These will be installed by Salient Management

Replacement board members – The Board asked Brittany Carpenter if she is interested in joining the Board. Brittany accepted the invitation to join the Board. On a motion duly made and seconded, it was unanimously resolved to appoint Brittany to the Board.

Proposal to Seal Coat and stripe parking lot – On a motion duly made and seconded, it was unanimously resolved to approve the seal coating and striping with Love's Enterprises for \$24,194.00

Schedule Next Board Meeting Date Thursday, May 25, 2017 at 6:30pm

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

X. REPORTS

ARC Committee – 6-301 On a motion duly made and seconded, it was unanimously resolved to approve the request to install hardwood floors per the Hardwood flooring policy.

Social Committee – The Social Committee would like to hold a pool party this summer. Interested members of the Board will schedule a meeting to discuss the details.

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

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Molly Ryan: