

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, JUNE 28 2017
COMMUNITY CLUBHOUSE, 15710 E JAMISON DRIVE
ENGLEWOOD, CO 80112**

- I. ESTABLISH A QUORUM** Director Smith called the meeting to order at 6:50. The following Board members were present for quorum.

Denis Smith, President
Chris Kuhrt, Vice President
Ben Plucker, Treasurer

Linda Selub, Secretary
Brittany Carpenter, Member at Large

There were four homeowners in attendance. Molly Ryan with Metro Property Management was also present

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

Board Announcements- Director Smith introduced the Board members and enthusiastically welcomed Director Carpenter to the Board.

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 to disclose related to items on the agenda.

- III. SPECIAL GUEST: NONE SCHEDULED**

- IV. HOMEOWNER FORUM** - The Homeowner Forum included the following comments. The door closers on buildings 1 and 2 are on the wrong side. Can Ben Plucker correct this condition? There is a cord running through the common area from building 7. This will be addressed with the owner of the property from which the cord is running. Is there a time line for the security gate repairs? Sod is required around buildings 1, 3 and 4. Management will communicate with Singing Hills. There is a charcoal grill building 7-208. A homeowner at building 1 unit 105 is leaving their dog unattended on the patio. There is considerable noise from building 3-201. Carpeting needs to be cleaned due to puppy damage at 7-306. Homeowners at 2-201 and 2-101 are walking their dogs off leash along with 1-302 and 6-203. Violation letters will be sent on all of these matters. If appropriate, fines will be assessed.

- 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 – April 27, 2017** – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from April 27, 2017.

- VII. FINANCIALS STATEMENTS**

April – May 2017 – On a motion duly made and seconded, it was unanimously resolved to approve the Financial statements from April through May 2017 subject to final audit.

- VIII. UNFINISHED BUSINESS**

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

Gate Renovation – The vendor is looking into Access Control options based on the conversation to have the east entry accessible for incoming vehicles. The access control system will be compatible with the clubhouse and pool access

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.

FHA Certification --The approval to develop the lots may interfere with the application but the application is in process.

Installation of Message Holders -- Ben Plucker of Salient Management will install the message holders.

Pool Party -- The Board discussed another date to hold the pool party and determined August 6th would be suitable and all Board members would be able to attend.

IX. NEW BUSINESS

2017 Insurance Renewal -- On a motion duly made and seconded, it was unanimously resolved to renew the master insurance policy with American Family for another year with the annual increase of \$209.00. The policy has a deductible of \$10,000 should there be a wind/hail event. This deductible is rare in the multi-family insurance industry.

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.

Ratify Gate Renovation -- On a motion duly made and seconded, it was unanimously resolved to ratify the proposal from Rocky Mountain Access Controls to renovate the gate and community access controls. A time line for the project will be published to the community.

Proposal to Replace the metal edging -- On a motion duly made and seconded, it was unanimously resolved to replace the metal edging.

Policy to adopt the age restriction for fitness room -- The new treadmills in the fitness room have been damaged from being misused. On a motion duly made and seconded, it was unanimously resolved to restrict access to the fitness room to 14 years of age. Minors between the age of 14 to 18 must be accompanied by an adult. No person under the age of 14 may be in the fitness room. Management will obtain signage and notify the community.

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.

2017 Pool Hours -- On a motion duly made and seconded, it was unanimously resolved to change the pool hours to 8am to 10pm. Signs informing residents to not touch the red button near the spa will also be obtained. Two sets of signs for the rules and two sets of signs for the hours are needed.

Schedule Next Board Meeting Date Wednesday August 23, 2017 at 6:30pm

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

X. REPORTS

ARC Committee -- 1-305. The board reviewed the letter to 1-305 regarding the original hardwood floors installed through the developer. The letter informed them the condition is immune from hardwood flooring restrictions and is grandfathered into the community. The letter reminds the recipient that all residents and neighbors are entitled to the peaceful enjoyment of their home.

Social Committee -- As the plans for the pool party develop, the community will be informed on the message boards.

XI. ADJOURNMENT -- On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:20pm.

XII. EXECUTIVE SESSION (Discuss Delinquencies)

