

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, AUGUST 23 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 eight 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 the homeowners.

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: people are speeding through the community and children are leaving items all over the common areas. Notices were posted that items must be removed from the common areas so the residents should be honoring this restriction. When is the gate going to be completed? Management responded that access controls is complicated and the vendor expects to be complete before the end of October. The owner of garage 12D is running electricity to their vehicle. Shall we extend the pool and spa season? Door closers are the issue on buildings one and two breezeway doors. They are installed on the wrong side and the doors may need to be replaced. Management to get a proposal to replace all of the doors.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings – None Scheduled

Board members review correspondence from the community – The Board reviewed the correspondence. There were no unanswered questions.

- VI. MINUTES – June 28, 2017** – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from June 28, 2017.

VII. FINANCIALS STATEMENTS

June and July 2017 – The Board carefully reviewed the financials with management. On a motion duly made and seconded, it was unanimously resolved to approve the financial reports fro June and July subject to final audit.

VIII. UNFINISHED BUSINESS

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

Gate Renovation – Discussion ensued regarding access controls. Management strongly recommends limited cards are distributed to the community for access to the pool and clubhouse. The pedestrian gate causes some challenges as their should be several cards per home so residents can freely access the perimeter sidewalk.

Richmond Homes Drainage Agreement – There is nothing to report

FHA Certification – Management is working with the attorney on this project.

Installation of Message Holders – This is almost completed.

IX. NEW BUSINESS

Pool Season Extension – The Board would like to extend the pool season to September 18th and the spa season to October 31st provided the spa can be secured and prevent residents from vandalizing the pool furniture or the covers.

Trash Transfer Facility – Chris Kurht reported Douglas County has designated a trash transfer facility at the corner of Chambers Road and Grasslands. This was zoned in 1998. Chris strongly recommends the residents contact Brett Thomas at 303.660.7460 with Douglas County to dispute the project. There is already a trash transfer facility in the area. The Board asked management to draft a letter on behalf of the community to dispute the facility as well.

Newsletter – The Board supplied management with a list of topics for a newsletter

Covenant Enforcement Report- Management gave the Board a report on covenant violation letters and fines assessed.

Proposal to install sod – On a motion duly made and seconded, it was unanimously resolved to install sod as proposed.

Proposal to replace door closers – There was no proposal for Board review.

Proposal to power wash breezeways, stairs and landings – On a motion duly made and seconded, it was unanimously resolved to table this proposal.

Proposal to clean the hallway carpeting – The Board asked for clarification on the proposal. There are only 25 hallways on the proposal; however there are 31 hallways in the community. Management will email the Board with clarification.

Schedule Next Board Meeting Date Wednesday October 25, 2017 at 6:30pm (Budget meeting)

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

X. REPORTS

ARC Committee –

2-303 Request for hardwood floors On a motion duly made and seconded, it was unanimously resolved to approve the request for hardwoods in accordance with the Savannah Owners Association Hardwood Floor Policy.

3-204 Request to install dish. Homeowner requested approval to install a dish on the roof or on the south side of the building since their balcony is not located in a manner that the dish can be installed on the balcony. On a motion duly made and seconded, it was unanimously resolved to deny the request to install the dish. Chris offered to have the homeowner contact him directly for more information but there is a dish on the roof with Direct TV and some booster dishes located on some building supplying a dish signal for all owners to use.

Social Committee – There was no report.

XI. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn at 8:15 to executive session.

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan

Approved by an officer