

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
THURSDAY, NOVEMBER 9, 2017
COMMUNITY CLUBHOUSE, 15710 E JAMISON DRIVE
ENGLEWOOD, CO 80112**

I. ESTABLISH A QUORUM (Three of the Five directors needed)

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

Linda Selub, Secretary
Brittany Carpenter, Member at Large

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

Board Announcements-Dennis Smith introduced the new Association Manger, Jennifer Wyman, with Metro Property Management and 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 of interest to disclose related to items on the agenda.

III. SPECIAL GUEST: NONE SCHEDULED

IV. HOMEOWNER FORUM - The Homeowner Forum included the following comments: bicycles being removed and disposed of that were stored on the common area, although notices were posted around the community informing of this restriction. It was mentioned that the Board should consider installing a bike rack in the community for residents to store their bicycles to alleviate this problem. Homeowners inquired as to when the security gate is going to be installed. It was mentioned that cigarette smoke from individual units is seeping into the hallways and other adjacent units. Homeowners were wondering if the hallway vents could be cleaned to alleviate some of the smoke smell. One homeowner thanked the Board for all the work that they have done around the community. It was mentioned that there was an oil spill in the entry way and on the carpet of a building and asked that it be cleaned. Recycling dumpsters were also discussed, the Board mentioned that they will consider the possibility of this service.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings – On a motion duly made and seconded, it was unanimously resolved to suspend the \$100 fine for 90 days towards a unit for numerous noise complaints. However, if after further investigation that it occurs again, the \$100 fine will be imposed, as well as the second fine of \$200.

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

VI. MINUTES – August 23, 2017-On a motion duly made and seconded, it was unanimously resolved to approve the minutes from August 23, 2017.

VII. FINANCIALS STATEMENTS

August and September 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 from August and September subject to final audit.

VIII. UNFINISHED BUSINESS

Manager's Report-Management gave a verbal report on items completed since last meeting.

Gate Renovation-The options of different access systems to the pool, clubhouse, and pedestrian gate were discussed. The Board is considering different options and will be meeting with the chosen contractor onsite to discuss the best options for the community.

Richmond Homes Drainage Agreement-There is nothing to report.

FHA Certification-There is nothing to report.

IX. NEW BUSINESS

2018 Budget Proposal-On a motion duly made and seconded, it was unanimously resolved to adopt the 2018 budget with a 3% dues increase.

Newsletter-The Board and Management discussed the upcoming newsletter and topics to be included in it.

Holiday Lighting Proposal-On a motion duly made and seconded, it was resolved to unanimously approve the holiday lighting proposal in the amount of \$975.00.

Snow Removal Contract with McKay's Construction-On a motion duly made and seconded, it was unanimously resolved to approve the snow removal contract with McKay's Construction.

Ring Doorbells-The Board is discussing the possibility of installing Ring doorbells at every unit. There will be two Board members beta testing the doorbells first before a decision is made.

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

Scheduling for Power Washing-Management informed the Board that the building power washing is scheduled for November 14-17. All patios must be cleared, or they will not be power washed.

Schedule Next Board Meeting Date Monday November 27 at 6:30pm Annual Meeting-On a motion duly made and seconded, it was unanimously resolved to hold the Annual Meeting on November 27, 2017 at 6:30 p.m.

Other-The Board discussed noise complaints, as well as running water noises. The Board discussed having some asphalt repairs made before the end of the year, as weather permits. The Board discussed installing a bike rack in the community, they will consider possible locations for this. The Board would like the landscape company to blow the leaves from the breezeways of the buildings.

X. REPORTS

ARC Committee-There was no report.

Social Committee- There was no report.

XI. ADJOURNMENT-On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 9:24 p.m.

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Jennifer Wyman

Approved by an officer