

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, JULY 18, 2018 AT 6:30 P.M.
COMMUNITY CLUBHOUSE, 15710 E JAMISON DRIVE
ENGLEWOOD, CO 80112**

The meeting was called to order at 6:42 p.m.

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

Denis Smith, President

Laura Weinberg, Secretary

Chris Kuhrt, Vice President

Brittany Carpenter, Member at Large

Pavan Bellapu-Konda, Treasurer-absent

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

Board Announcements-There were no announcements

Approval of minutes-May 16, 2018-On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the May 16, 2018 Board meeting.

Board members disclose any conflicts of interest regarding agenda items-There were no conflicts to disclose.

III. SPECIAL GUEST: None scheduled

IV. HOMEOWNER FORUM – There were 5 homeowners in attendance. Topics discussed included: the pergola, issues with the swimming pool, landscape and irrigation.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings-none scheduled

Board members review correspondence from the community-The Board reviewed a request from a unit owner to have a \$50 fine waived, as they were told 3 years ago by the previous manager that all violation notices would be emailed. The Board agreed that this is not feasible, and all community correspondence should be sent via regular mail. Secondly, since there continues to be issues with this unit, the Board unanimously agreed that the \$50 fine stands.

VI. MANAGER'S REPORT-The Board reviewed the management report submitted by Metro Property Management

VII. FINANCIAL STATEMENT

May and June 2018-On a motion duly made and seconded, it was unanimously resolved to approve the May and June 2018 financials, subject to final audit.

VIII. UNFINISHED BUSINESS

FHA Certification-pending

Gate renovation update-Management gave an update on the progress of the gate. The Board agreed to set a date of September 5, 2018, which is when the gates will be activated and the new access system on the pool and clubhouse will be switched over. Management will send and post notices and will schedule two onsite pickup days for residents to retrieve their new equipment.

Maintenance and Insurance resolution/chart-On a motion duly made and seconded, it was unanimously resolved to adopt the resolution regarding the maintenance and insurance responsibilities of the Association and Owners. Management will mail the resolution and the maintenance and insurance chart to all residents.

Pergola proposal-RATIFY-On a motion duly made and seconded, it was unanimously resolved to ratify the approval of the proposal from Eagle Rock Construction to install and paint the Trex pergola, in the amount of \$14,643.00.

2018 Landscape maintenance contract-RATIFY-On a motion duly made and seconded, it was unanimously resolved to ratify the approval of the 2018 landscape maintenance contract with Schultz Industries and terminate Singing Hills Landscape due to performance issues.

2018 Insurance renewal-RATIFY-On a motion duly made and seconded, it was unanimously resolved to ratify the approval of the insurance renewal with Farmers Insurance, in the amount of \$44,948.00. Management informed the Board that the Declarations will have to be amended to revise the language regarding the insurance deductible.

IX. NEW BUSINESS

Bird nest clean-up proposal-The Board agreed that the bird nest removal/cleanup can be scaled back to bi-weekly, rather than weekly.

Perimeter fence repair proposal-On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Eagle Rock Construction to repair/replace the vertical metal slats in the perimeter fence that have been damaged or are missing, in the amount of \$2,600.00.

Arapahoe County Water restrictions-The Board reviewed the water restrictions.

Schedule Next Board Meeting Date-Wednesday, September 19, 2018 at 6:30pm

Rental ratio-Management informed the Board that the current rental ratio is at 44%, which is below the 45% cap that was set forth by the Association.

Swimming pool extension date-On a motion duly made and seconded, it was unanimously resolved to leave the swimming pool open until September 16, 2018. The Board discussed leaving the spa open longer or possibly all year, however this is not a possibility due to insurance and safety requirements based on the layout of the pool area.

X. REPORTS

ARC Committee-Nothing to report

Social Committee-Nothing to report

XI. ADJOURNMENT

On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:49 p.m.

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman
