

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, SEPTEMBER 19, 2018 AT 6:30 P.M.
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-early departure
Pavan Bellapu-Konda, Treasurer-absent

Laura Weinberg, Secretary-via phone
Brittany Carpenter, Member at Large

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

Board Announcements-There were no announcements

Approval of minutes-July 18, 2018-On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the July 18, 2018 meeting.

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

III. SPECIAL GUEST: Jim Harmon and Lauren Morley from CP&M provided an update on the construction of buildings 5 and 8. They informed that the floors plans consist of 2 and 3 bedrooms and are approximately 35 square feet larger than the existing community. Jim informed that there will be breezeways doors installed and they will be receiving new plans from the county which indicate this. The grading/zoning/planning phase has all been completed, they are just waiting on the building department for the permits before they begin construction. They anticipate this will happen mid-fall. Jim informed that sales of the new units will begin when the first building is framed, he anticipates they will start around \$300,000.

IV. HOMEOWNER FORUM – There were 5 homeowners in attendance. The main topic of discussion was the gate renovation project.

**V. HOMEOWNER CORRESPONDENCE –
Homeowner Hearings**- None scheduled

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

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

VII. FINANCIAL STATEMENT

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

VIII. UNFINISHED BUSINESS

FHA Certification-This matter is pending

Gate renovation update-Management informed that there have been some significant issues with the phone line for the entry system. It has been determined that the phone line is not compatible with the entry system and must be converted to a cellular line. Once this has been complete, the gates should be operational.

Maintenance and Insurance chart-The Board agreed that a second legal opinion on the chart was not necessary. The current chart will be resourced, when necessary, and mailed to all owners.

Declaration Amendment-Insurance Deductible-Management informed that the proposed amendment and letter are ready to be mailed to all owners, however it will be done with the Annual meeting notice so that it can be discussed at the Annual meeting prior to a vote of all owners.

Asphalt update-Management informed that the asphalt work is scheduled to start on October 8 and will take 6 days. The Board agreed that vehicles parked in the work areas for that specific day will be towed to the adjacent side of the property and vehicle owners will be billed accordingly for the towing charges.

IX. NEW BUSINESS

2019 landscape maintenance contract-On a motion duly made and seconded, it was unanimously resolved to approve the 2019 landscape maintenance contract with Schultz Industries.

Breezeway carpet cleaning proposal-On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Legacy Cleaning in the amount of \$2,400 to clean the hallway carpet in all buildings.

2018-2019 snow removal contract-On a motion duly made and seconded, it was unanimously resolved to approve the 2018-2019 snow removal contract with TPT Landscape Services.

Fall aeration proposal-The Board agreed to table this matter until further research can be done to determine if this service has been completed in previous years.

2019 budget wish list-The Board discussed some items they would like to see included in the 2019 budget draft.

Schedule Next Board Meeting Date-October 17, 2018 at 6:30 p.m. will be the budget meeting and November 28, 2018 at 6:30 p.m. will be the Annual meeting.

X. REPORTS

ARC Committee

-#7-207-hardwood floor installation-On a motion duly made and seconded, it was unanimously resolved to approve the installation of hardwood floors, so as long as the materials meet or exceed the specifications set forth by the Association.

-#6-101-window replacement-This matter is pending upon further information requested as to which window needs to be replaced.

Social Committee-Nothing to report.

XI. ADJOURNMENT-On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:42 p.m.

XII. EXECUTIVE SESSION (Discuss Delinquencies/Attorney opinion)

Respectfully submitted by Jennifer Wyman