

**SAVANNAH OWNERS ASSOCIATION  
BOARD MEETING MINUTES  
WEDNESDAY, JANUARY 16, 2019 AT 6:30 P.M.  
COMMUNITY CLUBHOUSE, 15710 E JAMISON DRIVE  
ENGLEWOOD, CO 80112**

The meeting was called to order at 6:39 p.m.

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

Denis Smith, President  
Chris Kuhrt, Vice President  
VACANT, Treasurer

Laura Weinberg, Secretary  
Brittany Carpenter, Member at Large-absent

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

**Board Announcements-**The Board announced that Pavan had sold his unit and there was a vacancy on the Board. Alisha Gallegos expressed an interest in serving on the Board, while Brittany Carpenter volunteered to take the Treasurer position. On motion duly made and seconded, it was unanimously resolved to appoint Alisha Gallegos to the Board as a Member at Large for a two-year term and to assign Brittany Carpenter as Treasurer, also for a two-year term.

**Approval of minutes-November 28, 2018-**On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the November 28, 2018 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 no homeowners in attendance.

**V. HOMEOWNER CORRESPONDENCE –**

**Homeowner Hearings-** None scheduled

**Board members review correspondence from the community-**The Board reviewed correspondence from the community, as necessary.

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

**VII. FINANCIAL STATEMENT**

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

**VIII. UNFINISHED BUSINESS**

**FHA Certification-**This matter is pending.

**Insurance deductible amendment-**Management updated the Board that there are currently 44 "yes" votes, however 86 are needed to pass the amendment outright. There are enough votes to proceed with a court petition. The Board agreed that they will go door to door in an attempt to collect as many "yes" votes as possible. Management will send out a third mailing to all off site owners who have not yet returned their ballot.

**IX. NEW BUSINESS**

**2019 management agreement-**On a motion duly made and seconded, it was unanimously resolved to approve the 2019 management agreement with Metro Property Management.

**Clubhouse/utility room remediation proposal-**On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Aspen Gold Cleaning in the amount of \$6,280.28 to remediate the mold in the utility room and in the club room.

**2019 tree treatment plan proposal-**On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Schultz Industries in the amount of \$2,037.70 for the 2019 tree treatment/spraying.

**Schedule Next Board Meeting Date-**Wednesday, March 27, 2019 at 6:30 p.m.

**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 7:27 p.m.

**XII. EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully submitted by Jennifer Wyman