

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, MARCH 20, 2019 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
Brittany Carpenter, Treasurer

Laura Weinberg, Secretary
Alisha Gallegos, Member at Large-absent

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

Board Announcements-There were no announcements.

Approval of minutes-January 16, 2019-On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the January 16, 2019 meeting.

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

III. SPECIAL GUEST: CP&M-construction of buildings 5 and 8-Lauren Morley, Cole Sharp, and Geneva Cruz-La Santa all attended to provide an update on the construction and to field questions. They are currently in the excavation stage and are still awaiting their final permits from the county. They are planning to meet with the fire department and will discuss the fencing and material staging. They plan to use the garage pads as a staging area for the materials. They must have at least 12 units under contract in building 5 before they can start on building 8. They will try to provide the Association with a calendar/timeline of significant events during the construction so that the Association can inform all residents. They fielded questions from homeowners in attendance.

IV. HOMEOWNER FORUM – There were 5 homeowners in attendance. One homeowner questioned when the pedestrian gate by building 1 will be repaired and she also mentioned that she is having to replace her fireplace and there has been some excessive noise with the project. Another homeowner mentioned that the gym/clubhouse is not being cleaned on a weekly basis.

**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

January-February 2019-The Board carefully reviewed the financials with Management. On a motion duly made and seconded, it was unanimously resolved to approve the January and February 2019 financials, subject to final audit.

VIII. UNFINISHED BUSINESS

FHA Certification-This matter is still pending.

Insurance deductible amendment-Management informed the Board that there are currently 61 "yes" votes, in which 86 are needed. However, to proceed with a court petition, 43 "yes" votes are required. In the interest of saving the Association money, the Board will continue to knock on doors in an attempt to collect the 25 "yes" votes still needed to pass the amendment without going through the court.

Pool Furniture-The Board discussed the need for new pool furniture. Management will research some options and present to the Board.

IX. NEW BUSINESS

Assessment formula draft amendment-Management explained the unit configuration and percentage of assessment responsibility outlined in the amendment. On a motion duly made and seconded, it was unanimously resolved to approve the amendment. It will be mailed out, along with a cover letter and ballot to all owners by the Association's attorney.

Pedestrian gate replacement proposals- Management explained that they are expecting to receive at least one more proposal on the gate replacement. Once received, the Board will vote via email. The Board would like to see pictures of the proposed gate as well.

Building 4 concrete replacement proposal-On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Eagle Rock to replace the deteriorating concrete on the north side of building 4 in the amount of \$650.00. The Board would also like to have the current plastic drain cover replaced with a metal one.

Pedestrian gate path proposal- The Board reviewed a proposal to install a path on the side of building 9 to the pedestrian gate. Due to the cost, the Board unanimously agreed to table this matter.

Schedule Next Board Meeting Date-May 29, 2019 at 6:30 p.m.

X. REPORTS

ARC Committee-

-#7-105-patio sun shade installation-On a motion duly made and seconded, it was unanimously resolved to approve the installation of the patio sun shade.

Social Committee-There was nothing to report.

XI. ADJOURNMENT-On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:04 p.m.

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman