

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, JUNE 13, 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

Six homeowners were in attendance. Molly Ryan with Metro Property Management was also in attendance.

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

Board Announcements-There were no announcements.

Approval of minutes-March 20, 2019-On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the March 20, 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-CP&M did not have an update so they cancelled their attendance. Adrienne Geyer, the Keller Williams realtor for Antero Homes for buildings 5 and 8, attended and took notes. Adrienne reported they held a meet and greet at the pool on Sunday and it was well attended.

IV. HOMEOWNER FORUM – There were 6 homeowners in attendance. A homeowner reported they have had a leak for several weeks. Management reported 4 plumbers had been dispatched and the leak was finally found and repaired. This is on the agenda for more detailed discussion during the meeting. Another homeowner reported mud swallow nests in building one. A homeowner suggested a padlock is placed on the outlet which is intended for the pool company but is being used by residents to charge phones. Another resident reported there is no paper towel in the bathroom. A resident reported the high pressure sodium lights are not being changed regularly. A resident reported a garage was damaged by the resident of 7-208. Management will contact the Denver Post and confirm they have the gate code for the delivery person.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings- One Scheduled 2-101. Despite confirming their attendance, the homeowner did not attend the hearing to dispute their fines. On a motion duly made and seconded, it was unanimously resolved to close this matter. The fines will remain on the account and access to the amenities is not permitted until the fines are paid.

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

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

2018 Tax Returns – There is no balance due. The 2018 Federal and State tax returns were executed.

VIII. UNFINISHED BUSINESS

FHA Certification-Antero Homes reports they will pursue FHA certification at no cost to Savannah Owners Association.

Insurance deductible amendment-Management informed the Board that there are currently 63 "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 Association will continue to request approvals from off site owners.

Assessment Formula Draft Amendment-The formulas were tested and the individual assessments will changes minimally.

IX. NEW BUSINESS

2019 Insurance Renewal-Management supplied the Board with the renewal proposal from Farmer's Insurance.

The increase exceeds the budget. The Board directed management to obtain other proposals

Common area camera proposal- Security Pros supplied a proposal to surveille the dumpster enclosures and the clubhouse. On a motion duly made and seconded, it was unanimously resolved to table this expense and include it in the 2020 budget proposal.

Power washing proposals-On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Top Gun Pressure Washing to power wash the buildings, stairs and landings in the amount of \$6,425.00. The board would like this to be done when the active mud swallow nests are gone.

Proposal to install metal chase drain covers- The Board reviewed a proposal to install metal chase drain covers. On a motion duly made and seconded, it was unanimously resolved to approve the proposal for \$330.00.

Building 7 concrete proposal – Management is waiting for a proposal to replace concrete on the east sidewalk of building 7. The board determined this project was not necessary at this time.

Landscape enhancement proposal – On a motion duly made and seconded, it was unanimously resolved to approve the landscape enhancement proposal for \$3733.17. The cost to replace metal edging around the property will be included in the 2020 budget.

Leak detection and repair – Management updated the board on the leak in unit 1-101. The source was a hot water supply line serving 1-201. The plumber reported the pvc pipe was warped from the hot water heater being turned up very high. The leak was occasional and became more steady as the pipe was more warped. It was difficult to diagnose and was mis-diagnosed by 3 separate plumbers.

Pool room plumbing – Due to recurring leaks inside the pool equipment room, management recommends the pool room is replumbed. Proposals will be provided at the next board meeting.

Schedule Next Board Meeting Date-July 24, 2019 at 6:30 p.m.

X. REPORTS

ARC Committee-

-#4-203 Hardwood floor installation-The homeowner submitted a request to install hardwood floors and supplied a signed testimonial from the owner of 4-103. On a motion duly made and seconded, it was unanimously resolved to approve the request to install hardwood floors.

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 8:45 p.m.

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Molly Ryan