

**SAVANNAH OWNERS ASSOCIATION  
BOARD MEETING MINUTES  
WEDNESDAY JULY 24, 2019.  
COMMUNITY CLUBHOUSE, 15710 E JAMISON DRIVE  
ENGLEWOOD, CO 80112**

- I. ESTABLISH A QUORUM** The following directors were present for quorum
- |                               |                                  |
|-------------------------------|----------------------------------|
| Denis Smith, President        | Laura Weinberg, Secretary        |
| Chris Kuhrt, Vice President   | Alisha Gallegos, Member at Large |
| Brittany Carpenter, Treasurer |                                  |

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

**Board Announcements-** There were no announcements

**Approval of minutes-June 13, 2019** On a motion duly made and seconded, it was unanimously resolved to approve the minutes from June 13, 2019.

**Board members disclose any conflicts of interest regarding agenda items –** There were no conflicts of interest to report

- III. SPECIAL GUEST: ANTERO HOMES** Four representatives from the developer were present. The framing permits have been obtained. Concrete trucks will be in the community over the next few weeks to pour foundations. Floor plan marketing materials were distributed to the Board. The new buildings will have a 25% larger footprint. The 2- and 3-bedroom units will be up to 17% larger. Residents of the Association have been observed inside the construction areas. Cameras will be installed, and trespassers will be prosecuted.

- IV. HOMEOWNER FORUM –** The following comments were brought before the Board. Homeowner would like the Association to assist in the repairs of their home from a pipe that leaked in a unit above. The Association is waiting for the report from the plumber who performed the repair to determine responsibility. The pool lights are all out. Management will dispatch pool company. Residents of 2-102 and 2-202 were observed lighting fireworks. Management will send a violation notice. Residents of 6-303 were observed ringing doorbells and running away. Management will send a violation letter. Is the high voltage wire serving the gate that failed earlier this month original? Management will inquire. The gate is making noise when it closes again. Management will dispatch a work order. There were no other items brought before the board.

**V. HOMEOWNER CORRESPONDENCE –**

**Homeowner Hearings- 7-305** Homeowner attended and reports his residents are compliant with noise restrictions; however, music is going to be heard occasionally. The first violation letter was disputed. Subsequent violations should account for the disputed violation. The management company informed the owner they would ask the complaining party for a recording of the noise prior to future violation letters being issued. This did not occur as the manager went on maternity leave. The residents report the person lodging the complaints is aggressive and has been confrontational. If the issue was reported to the police, the resident has not received a citation. The owner suggested someone on site such as a maintenance person corroborate reports of noise. Reports of excessive noise are rare. The board responded there is no on-site maintenance person and the policy will not be modified for a single occasion. On a motion duly made and seconded, it was unanimously resolved to reverse the violation fine.

**Response to fine - 2-101** Homeowner request the fines are waived for pet waste on the patio. On a motion duly made and seconded, it was unanimously resolved to deny the request to waive the fines for pet waste on the patio.

**Board members review correspondence from the community –** There were no unanswered questions

- VI. MANAGER'S REPORT-** The Board reviewed the management report. There were no unanswered questions.

**VII. FINANCIAL STATEMENT**

**June 2019 –** On a motion duly made and seconded, it was unanimously resolved to approve the June financial report subject to final audit.

**VIII. UNFINISHED BUSINESS**

**FHA Certification –** This is pending the submission of documents from management.

**Insurance deductible amendment –** Management will send another reminder to off site owners

**Assessment formula draft amendment** – In light of the new information from the developer, this will need to be revised by the attorney with the anticipated square footage of the units in the new buildings.  
**2019 Insurance renewal** – The renewal is more expensive than expected. The Association is looking for a proposal with Great American. If the proposal comes back with a reasonable premium, the Farmer's policy will be cancelled. There is no risk since Farmer's will not short rate commercial policies.

**Other** - The dumpster on the south west corner is damaged and needs to be repaired.

## IX. NEW BUSINESS

**Estimate to repaint stair stringers buildings 1 & 2** – On a motion duly made and seconded, it was unanimously resolved to deny the proposal to grind and coat the stair stringers for \$22,150.00

**Recycling update** – Recycling is being requested in the community and there is space for the recycling dumpsters inside the enclosures; however, the cost is increasing due to recent economic policy changes. Several dumpsters are in need of replacement and the enclosures need to be repaired. On a motion duly made and seconded, it was unanimously resolved to table recycling until 2020.

**Pool room plumbing** – Absolute Pool Management supplied a proposal to re-plumb the pool equipment room. The Board awaits another proposal.

**Inspections for vermin** – The Association has fielded reports of rats near the dumpsters. According to the news, rats have been prevalent all over the Denver Metro area in 2019. On a motion duly made and seconded, it was unanimously resolved to approve the mitigation program as proposed by AceCo Pest Control.

**Schedule Next Board Meeting Date**-The Board determined to meet on Wednesday, September 25<sup>th</sup> at 6:30pm in the clubhouse

**Other** – The board would like some covers for the new pool furniture.

## X. REPORTS

### ARC Committee

**4-301 Hardwood Installation** – On a motion duly made and seconded, it was unanimously resolved to approve the request to install luxury vinyl plank in 4-301 provided a testimonial from 4-201 will warrant the noise transference after the flooring is installed is the same or quieter as before. If this happens, the HOA will have a new specification for a flooring alternative.

**Social Committee** – The social committee reports they would like to schedule a regular game night for the community. A separate poker party is being considered. They would like to hold a popsicle social as well.

## XI. ADJOURNMENT - On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting to Executive Session at 8:57pm

**Executive Session** – Delinquencies were discussed

Respectfully submitted by Molly Ryan: