

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY SEPTEMBER 25, 2019.
COMMUNITY CLUBHOUSE, 15710 E JAMISON DRIVE
ENGLEWOOD, CO 80112**

- I. **ESTABLISH A QUORUM** The following directors were present for quorum
Denis Smith, President
Chris Kuhrt, Vice President
Brittany Carpenter, Treasurer
Laura Weinberg, Secretary
Alisha Gallegos, Member at Large
- II. **APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST**
Board Announcements- There were no announcements
Approval of minutes-July 24, 2019 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from July 24, 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. Lauren with Antero homes reports the foundations are commercial and take 8 weeks to pour. Despite foundations being done at the same time, the second building will begin framing when 50% of the first building is sold. Framing on the first building is targeted for the last week of October or first week of November. At this time, the price points are the 2 bedroom/2 bath will start at \$285,000 and the 3 bedroom will begin at \$315,000. A garage will be sold for \$17,500. Lauren reports she is buying Jim Harmon's interest in Antero Homes. Antero would like to have a coat drive. They want to post flyers on October 12 and pick up coats on October 19th. They would also like to hold a 1st time home buyer seminar at the clubhouse. Lauren reports she has a vendor who can give a proposal to grind the stair stringers for the budget proposal.
- IV. **HOMEOWNER FORUM –** The following comments were brought before the Board. 1-101 would like the Association to open an insurance claim for the water leak in their home that originated from a component in the unit above. The board is consulting with their attorney and will let them know when the attorney makes their recommendation. Another homeowner asked why the gate is bolted closed. The Board responded it isn't but the homeowner was actually asking about the pedestrian gate is bolted closed at the east end. There were no other items brought before the board.
- V. **HOMEOWNER CORRESPONDENCE –**
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**
July 2019 – On a motion duly made and seconded, it was unanimously resolved to approve the July financial report subject to final audit.
- VIII. **UNFINISHED BUSINESS**
FHA Certification – This is pending the submission of documents from management. Management will submit the information to FHA when all of the documents are completed.
Insurance deductible amendment – Management only received one more approval back
Assessment formula draft amendment – Management submitted the revised draft amendment to the board. The amendment should be introduced to the community at the Annual Meeting in November.
Other – There were no other items brought before the Board
- IX. **NEW BUSINESS**
Replumb pool equipment room – The Board reviewed the proposals to replumb the pool equipment room for \$24,000. On a motion duly made and seconded, it was unanimously resolved to table this project for the 2020 budget.

Carpet cleaning proposal – On a motion duly made and seconded, it was unanimously resolved to approve the proposal to clean the carpeting in every hallway for \$2400.

Pool furniture cover proposal – On a motion duly made and seconded, it was unanimously resolved to deny the proposal to supply pool furniture covers.

Holiday lighting proposal – The Board reviewed the proposal and recalled there were some challenges last year. They asked management to negotiate 10% off the price. On a motion duly made and seconded, it was unanimously resolved to approve the proposal to install Holiday lighting for \$900.

Tree wrap proposal – On a motion duly made and seconded, it was unanimously resolved to deny the proposal to wrap the trees.

Winter watering proposal – On a motion duly made and seconded, it was unanimously resolved to deny the proposal to winter water the trees.

2020 Landscape proposal – The Board feels the landscaper has not scaled back the irrigation when asked to do so. On a motion duly made and seconded, it was unanimously resolved to deny the 2020 landscape proposal from Schultz Industries. The Board asked management to get a proposal from Emerald Isle Landscape per the recommendation from Antero Homes.

1-101 Request to open an insurance claim – The board will hold on this decision until the attorney submits an opinion.

2020 budget wish list - The Board would like to see proposals for cameras, replumbing the pool room, a budget to replace treads every year, a proposal to repaint buildings 1 and 2 and the clubhouse, a new perimeter fence and new mailboxes.

Schedule next board meeting date – The Board determined to meet on Wednesday October 30th at 6:30 in the clubhouse.

Other - The board mentioned there may be a need for mice mitigation, rats are running between the dumpster and the drain that runs between Southcreek Cityscapes and Savannah. The board would like Top Gun Pressure washing to come back after the nests are empty per the original agreement.

X. REPORTS

ARC Committee

Director Kurt reported his upstairs neighbor installed luxury vinyl and there was no increase of noise transference. Management will contact the owner for the specification and create a standard for other residents who would like to install vinyl plank.

Social Committee – Director Carpenter had to leave for an emergency at 7:35 so a report was not available at this time.

XI. ADJOURNMENT - On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting to Executive Session at 8:18pm

Executive Session – Delinquencies were discussed

Respectfully submitted by Molly Ryan: