

**SAVANNAH OWNERS ASSOCIATION  
BOARD MEETING MINUTES  
WEDNESDAY OCTOBER 30, 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

Laura Weinberg, Secretary  
Alisha Gallegos, Member at Large

Brittany Carpenter was absent. One home was represented. Molly Ryan with Metro Property Management was also present.

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

**Board Announcements-** On a motion duly made and seconded, it was unanimously resolved to approve the agenda. There were no announcements

**Approval of minutes-September 25, 2019** On a motion duly made and seconded, it was unanimously resolved to approve the minutes from September 25, 2019.

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

**III. SPECIAL GUEST: ANTERO HOMES** Three representatives from the developer were present. Lauren with Antero

homes reports the foundations are in process. Building 5's foundation will be completed in two weeks. The wood for framing will be delivered the last week of November or the 1<sup>st</sup> week of December. They would like to hold the coat drive on November 9<sup>th</sup>. Notices will be posted on November 2. Coats will be donated to Coats For Colorado. Keller Williams would like to hold a first time homebuyer workshop at the clubhouse on December 17<sup>th</sup> from 9 to 11am. FHA financing will be through Cornerstone exclusively. Once the community is certified for FHA financing, any homeowner may obtain an FHA mortgage through Cornerstone whether they are buying a new property or refinancing an existing property.

**IV. HOMEOWNER FORUM –** The following comments were brought before the Board. Homeowner asked when the gate would be repaired. The board responded, there is debate with the gate vendor over whether the control board is under warranty. The gate should be repaired soon but the old control board was sent to the manufacturer to assess the cause of failure. Another homeowner reported the exit gate on the east end of the property was not opening recently. Management will report to the vendor. There were no other items brought before the board.

**V. HOMEOWNER CORRESPONDENCE –** Board members review correspondence from the community – Homeowner was assessed the cost of a plumbing repair that leaked into another home in building 7. There were no unanswered questions

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

**VII. FINANCIAL STATEMENT**

**August and September 2019 –** On a motion duly made and seconded, it was unanimously resolved to approve the August and September 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. Will mail to off site owners again

**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. ITEMS TO RATIFY**

**Snow removal contract –** On a motion duly made and seconded, it was unanimously resolved to ratify the snow removal contract

**X. NEW BUSINESS**

**2020 Budget proposal** – The Board carefully reviewed the proposal and modified some of the included projects. On a motion duly made and seconded, it was unanimously resolved to adopt the 2020 budget with an increase of 9%.

**Fire system inspection** – On a motion duly made and seconded, it was unanimously resolved to approve the proposal to repair the fire system deficiencies for \$5,547.80. The board asked which buildings needed to have the anti-freeze replaced. Management will check into that.

**Draft notice from Arapahoe County**– The board reviewed a notice from the county regarding the cellular PVC vent piping. An inquiry with other communities will be made and Management will report back.

**Proposal to remove junipers behind garage 18** – On a motion duly made and seconded, it was unanimously resolved to defer this project to spring.

**Insurance Claim Update** – The association filed a claim for a water loss regarding building 1 units 101, 102 and 201. The insurance company is inspecting the issue and attempting to gain access to all of the affected homes.

**Schedule next board meeting date** – The Board determined to meet on Tuesday, December 3<sup>rd</sup> after the 2019 Annual Meeting.

**Other** - There were no other items brought before the board.

**XI. REPORTS**

**ARC Committee** - There were no items for board review

**Social Committee** – The Association would like to have a party on December 13<sup>th</sup> which may include a poker game. There will be a Holiday lighting contest. Decorations will need to be installed before December 1.

**XII. ADJOURNMENT** - On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting to Executive Session at 7:53pm

**Executive Session** – Delinquencies were discussed

Respectfully submitted by Molly Ryan:

---

Approved by an officer