

**SAVANNAH OWNERS ASSOCIATION  
BOARD MEETING MINUTES  
TUESDAY DECEMBER 3, 2019.  
COMMUNITY CLUBHOUSE, 15710 E JAMISON DRIVE  
ENGLEWOOD, CO 80112**

- I. ESTABLISH A QUORUM** Director Smith called the meeting to order at 8:10pm. 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

There were no homeowners present. 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-October 30, 2019** On a motion duly made and seconded, it was unanimously resolved to approve the minutes from October 30, 2019.

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

- III. SPECIAL GUEST:** There were no special guests.

- IV. HOMEOWNER FORUM –** There were no comments for homeowner forum.

- V. HOMEOWNER CORRESPONDENCE –** Board members review correspondence from the community – There was no homeowner correspondence for Board review.

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

**VII. FINANCIAL STATEMENT**

**October 2019 –** On a motion duly made and seconded, it was unanimously resolved to approve the October 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 –** Not enough homeowner correspondence for outright approval. The Board will need to consider a court approval process.

**Assessment formula draft amendment –** With the introduction of the amendment to the community and no changes from the attendees, the amendment will be mailed. Once the amendment is mailed, the community will have 60 days to collect 67% of the homeowner approval.

**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**

**Terms and titles –** The Board adopted the following titles:

Denis Smith, President  
Chris Kuhrt, Vice President  
Brittany Carpenter, Treasurer  
Laura Weinberg, Secretary  
Alisha Gallegos, Member at Large

**Insurance Claim Update –** The water leak claim was denied by the HOA insurance company. Other insurance companies were resourced for a second opinion. After discussing the claim with another agent, it was their

corroborating opinion the claim would be denied. Repair estimates will be submitted to the insurance company for the owner of 1-201.

**Schedule next board meeting date** – The Board determined to meet on Tuesday, January 14th, 2020 at 6:30.

**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 Holiday party is scheduled for was lightly attended and prizes were awarded for holiday lighting.

**XII. ADJOURNMENT** - On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting to Executive Session at 9:00pm

**Executive Session** – Delinquencies were discussed

Respectfully submitted by Molly Ryan:

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Approved by an officer