

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
THURSDAY FEBRUARY 6, 2020.
COMMUNITY CLUBHOUSE, 15710 E JAMISON DRIVE
ENGLEWOOD, CO 80112**

- I. ESTABLISH A QUORUM** The following directors were present for quorum
Denis Smith, Presiden
Brittany Carpenter, Treasurer
Laura Weinberg, Secretary

Chris Kuhrt and Alisha Gallegos were absent. Two homes were 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-December 3, 2019 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from December 3, 2019.

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

- III. SPECIAL GUEST: ANTERO HOMES** Geneva Cruz-LaSanta was in attendance and reported they will install a sign at the entryway instructing vendors not to enter the community until 7:00am. FHA financing is still pending contingent upon action from Management.

- IV. HOMEOWNER FORUM –** The following comments were brought before the Board. One homeowner reported his attendance was to observe. Another resident reported on his experience with a water leak from the unit above. Another homeowner reported she believes mold may be present from a leak. The Association will have an environmentalist inspect for mold. Another resident reported they cannot exit the community because there is a Fed-Ex truck parked on Jamison. Management will ask the resident to park further east. Another homeowner commented that the mutt mitt bags are too thin. Management will notify the pet waste vendor of the complaint. There were no other items brought before the board.

- 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

November – December 2019 – On a motion duly made and seconded, it was unanimously resolved to approve the November and December 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. The attorney reports this will require the court petition process to amend the Declaration.

Assessment formula draft amendment – Management contacted the attorney for status and will report back.

Other – There were no other items brought before the Board

IX. ITEMS TO RATIFY

None

X. NEW BUSINESS

Replumb Pool Equip Room – The Board carefully reviewed the proposals. On a motion duly made and seconded, it was unanimously resolved to approval the proposal from Metro Pools for \$28,193.00

2020 Landscape Proposals – On a motion duly made and seconded, it was unanimously resolved to table this topic until March.

Notice from GFL for 6% price increase - The board reviewed a notice from GFL regarding the price increase. Management reminded the board this will be anticipated in the 2020 budget. There were no unanswered questions. One of the Board members asked if GFL will clean the dumpster enclosures. Management will report back on this.

Notice regarding attorney fees from Winzenberg Leff Purvis and Payne – The Board reviewed the notice.

Schedule next board meeting date – The Board determined to meet on either Thursday March 19th or Thursday, March 26th

Other - The board would like management to send a link to purchase a new commercial grill.

XI. REPORTS

ARC Committee - There were no items for board review

Social Committee – There was no report.

XII. ADJOURNMENT - On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting to Executive Session at 7:34pm

Executive Session – Delinquencies were discussed

Respectfully submitted by Molly Ryan:

Approved by an officer