

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
THURSDAY MARCH 26, 2020.
VIA ZOOM VIRTUAL MEETING PLATFORM**

- I. ESTABLISH A QUORUM** Director Smith called the meeting to order at 6:33pm. 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

Five 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-February 6, 2020 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from February 6, 2020.

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 –** The following comments were brought before the Board. One homeowner asked when the portal would be running. Management responded the portal is in process. The homeowner then asked if there are any areas in the community where a resident does not have to pick up their pet's waste. The Board responded there is no area of the community where residents do not need to pick up pet waste. Another homeowner suggested adding "No Trespassing" signs to the front entrance. One homeowner reported she thinks the community is doing a good job coping. Three homeowners reported they attended to observe.

- V. HOMEOWNER CORRESPONDENCE –** There were no comments on the homeowner correspondence.

- VI. MANAGER'S REPORT-** Management gave a verbal report. There were no unanswered questions.

VII. FINANCIAL STATEMENT

January – February 2020 – On a motion duly made and seconded, it was unanimously resolved to approve the January and February financial reports subject to final audit.

VIII. UNFINISHED BUSINESS

FHA Certification – This is pending the submission of documents from management. Management will submit the application to FHA.

Insurance deductible amendment – This will require the Association use the court petition process. The attorney has been asked to commence with the process.

Assessment formula draft amendment – Management reported the amendment includes the ability to amend the document for one year after the amendment is adopted.

Other – There were no other items brought before the Board

IX. ITEMS TO RATIFY

None

X. NEW BUSINESS

2020 Landscape Proposals – The Board carefully reviewed the proposals. After thoughtful discussion, the Board instructed management to ask Schultz to reduce their contract price and to get more information from Emerald Isle on their response times for emergencies and work orders. A decision will be made before the next meeting.

Coronavirus Effects on HOAs –

Executive Order from Governor Polis – The Board received the report as drafted by the Department of Regulatory Agencies.

Close the Clubhouse – The Board members considered the prospect of keeping the clubhouse open. One Board member really thought this was a bad idea given sweat and exertion is how droplets are transferred. On a motion duly made and seconded, it was unanimously resolved to close the clubhouse. Management is to post the notice asap.

Proposal to relax late fees during the period of the virus – The Board thought this would be helpful for 3 months. On a motion duly made and seconded, it was unanimously resolved to waive late fees for the 2nd quarter.

Proposal to install cameras - The board reviewed the amended proposal from Secure All Solutions. There is a payment option for a 60 month purchase which would lessen the burden on the cash flow. On a motion duly made and seconded, it was unanimously resolved to approve the contract for a 60 month payment period.

Pool maintenance proposal – The Board reviewed the proposal to maintain the pool for \$8200.00. The budget is \$8000 but this is the company that is replumbing the pool equipment room. It is preferred to use the same vendor to protect the warranty. On a motion duly made and seconded, it was unanimously resolved to approve the contract for pool maintenance for \$8200.00.

Proposal to install a lateral bar around the perimeter fence – On a motion duly made and seconded, it was unanimously resolved to approve the proposal to install a bar around the perimeter fence in effort to stop the vandalism of the pickets. The cost of the project is \$6600.00

Status of pool replumbing project – The Board discussed the pool replumbing. The company has removed all of the major components and cut out a portion of the concrete floor to change the drainage. They will reinstall the equipment in a more efficient configuration.

Schedule next board meeting date – The Board determined to meet on Thursday, May 14th at 6:30PM. It will be determined at a later time whether the meeting will occur virtually or in the clubhouse contingent upon the status of the coronavirus.

Other - The Grill – Management informed the Board there is a Charbroil brand commercial grill that seems like an appropriate application for the common area. The cost of the grill is \$2300.00.

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 7:40pm

Executive Session – Delinquencies were discussed

Respectfully submitted by Molly Ryan:

Approved by an officer