

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
THURSDAY MAY 14, 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

Four 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-March 26, 2020 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from March 26, 2020.

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

- III. SPECIAL GUEST: DAVE EARLEY –** Dave reported the mow day is Thursday and there were 2 mow days in April. The community was fertilized and sprayed for broadleaf on April 24th. The irrigation is in good condition. The shrubs and trees are coming out late due to the late frost that stunted their growth. They replaced the edging around building 7. The community is not being aerated because there was not enough natural moisture to soften the ground for the aeration machine; however, it is strongly recommended in the fall. Mr. Early was asked for his availability to schedule a walk through to review the sod replacement and other items. Director Smith complimented the vendor on their initial clean up and appreciated the vendor for cleaning up the weeds and trash on the east fence line and cleaning up the river rock outside of the fence line on Jamison Drive.

- IV. HOMEOWNER FORUM –** The following comments were brought before the Board. One homeowner reported leaves were blown onto her patio a few weeks ago but it has not happened since. Another homeowner reports the irrigation is running late into the morning. Another homeowner asked about the document amendment which will include the new assessment formula. Mention was made of vehicles parked for extensive periods in the visitor spaces. Damaged stair treads were discussed. There were no other homeowner comments.

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

- VI. MANAGER'S REPORT-** Management supplied a report of items completed since the last meeting. There were no unanswered questions.

VII. FINANCIAL STATEMENT

March - April 2020 – The Board reviewed the financials. Management reported the AP aging included deposits to the reserve fund. The Association will need to consider whether to forgive these deposits that have not been made. On a motion duly made and seconded, it was unanimously resolved to forgive the reserve deposits totaling \$100,280.26. On a motion duly made and seconded, it was unanimously resolved to approve the March and April 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 is in the hands of the attorney and should be mailed in the next few weeks. Once mailed, the Association will have 60 days to pass the amendment.

Other – There were no other items brought before the Board

IX. ITEMS TO RATIFY

2020 Landscape Contract – On a motion duly made and seconded, it was unanimously resolved to approve the 2020 Landscape contract with Emerald Isle. There were no unanswered questions.

X. NEW BUSINESS

Pools under Safer at Home order - The Board discussed the current Safer at Home order which does not allow HOA pools to open. The order expires on June 4th. The board should revisit the pool once the order is renewed or amended. They determined to advise the community that the pool will not open until further notice.

Pool Contract – Management informed the board that the pool vendor will not bill for weeks where the pool is not open.

Proposal to install WiFi at Clubhouse – Xfinity supplied a proposal for wifi at the clubhouse. Director Kuhrt suggested management obtain a proposal from Centurylink for better pricing.

Landscape Walk through – The board would like to walk the property to look at enhancements and bushes that need to be replaced. The walk was tentatively scheduled for May 20th at 8:00am. Management will confirm with Dave Earley.

Insurance Renewal Information – The board reviewed the notice to non-renew the umbrella policy with Distinguished Properties. Network Insurance Agency is working on competitive proposals for the July 3 renewal. Management is hoping to obtain a proposal from Great American as they are showing very competitive premium pricing in the market.

Schedule Next Board Meeting – The Board determined to meet on Thursday, June 18th at 6:30pm to review any amendment to the Safer at Home order and to discuss the 2020 insurance renewal. The meeting will be held virtually over zoom.

Other - The Grill – Management informed the Board the grill can be installed. The Board wondered whether it is wise to have a new grill during the Coronavirus.

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 8:00pm

Executive Session – Delinquencies were discussed

Respectfully submitted by Molly Ryan:

Approved by an officer