

**SAVANNAH OWNERS ASSOCIATION  
BOARD MEETING MINUTES  
THURSDAY JUNE 18, 2020.  
VIA ZOOM VIRTUAL MEETING PLATFORM**

- I. **ESTABLISH A QUORUM** Director Smith called the meeting to order at 6:35pm. 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

Six 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-May 14, 2020** On a motion duly made and seconded, it was unanimously resolved to approve the minutes from May 14, 2020.

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

III. **SPECIAL GUEST: DAVE EARLEY** – There were no guests scheduled

IV. **HOMEOWNER FORUM** – The following comments were brought before the Board. One homeowner reported a shopping cart was tied to the fence, another homeowner reported they are concerned the dogs will damage the new sod. The Board instructed management to have landscaper install flags and fencing to keep the dogs off the new sod. Another homeowner reported there are residents in building six that are jumping the fence. Residents in building 7 are often observed in the common area with dogs that are not leashed. Numerous children are playing in the street and it has become hazardous. The fence around the pool is leaning and should be reinforced. 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**

**May 2020** – The Board reviewed the financials. On a motion duly made and seconded, it was unanimously resolved to approve the May financial report 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**

**Proposal for sod replacement** – On a motion duly made and seconded, it was unanimously resolved to ratify the proposal to replace damaged sod for \$8995.00 with Emerald Isle. There were no unanswered questions.

Proposal for 2020 landscape enhancements – On a motion duly made and seconded, it was unanimously resolved to ratify the proposal for landscape enhancements for \$11,455.00. There were no unanswered questions.

## **X. NEW BUSINESS**

**2020 Pool Rules** - The Board discussed and reviewed the proposed pool rules and Release and Waiver of Liability. Director Weinberg would like to amend the 2020 Rules format and clean up duplicate references. On a motion duly made and seconded, it was resolved by the majority to adopt the 2020 Pool Rules. The amended rules will be distributed to the owners and residents prior to the pool opening.

**2020 Insurance Renewal** – In order to sustain the policy premium, management reported the insurance policy renewal will require a higher deductible of 5% rather than 2% for a claim for wind or hail. The community will need to be notified to increase their loss assessment coverage.

**Proposal to install WiFi at Clubhouse** – Xfinity and Centurylink supplied proposals to install wifi at the clubhouse. Xfinity will not charge the Association for 2 years. Director Kuhrt suggested we confirm the upload and download speeds prior to approving Xfinity. Management will look into this and get back to the Board.

**Proposal to replaster the pool and re-tile the spa** – On a motion duly made and seconded, it was unanimously resolved to table this project until the 2021 budget proposal.

**Proposal for Edging** – The board would like to expand the scope of work to replace edging. Denis volunteered to be the contact for the HOA. Management will have Dave Earley reach out to Denis.

**Schedule Next Board Meeting** – The Board determined to meet on Wednesday, July 15<sup>th</sup> at 6:30pm. The pool use and issues will be discussed. The meeting will be held virtually over zoom.

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

## **XI. REPORTS**

**ARC Committee** - 7-304 might have wood floors installed without the cork underlayment. Management will look into this. There were no other 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 7:30pm

**Executive Session** – Delinquencies were discussed

Respectfully submitted by Molly Ryan:

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Approved by an officer