

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
THURSDAY SEPTEMBER 10, 2020 AT 6:30 P.M.
VIRTUAL MEETING CONDUCTED ON ZOOM**

- I. ESTABLISH A QUORUM** Director Smith called the meeting to order at 6:40pm. The following directors were present for quorum

Denis Smith, President
Chris Kuhrt, Vice President
Brittany Carpenter, Treasurer

Laura Weinberg, Secretary
Vacant, Member at Large

II.

There were five homes represented. Molly Ryan with Metro Property Management was also present

III. 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. Denis announced that Alisha Gallegos has sold her home and resigned from the Board

Approval of minutes-June 18, 2020 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from June 18, 2020.

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

- IV. SPECIAL GUEST: Antero Homes – Geneva Cruz-La Santa** reported the FHA application has been received and Cornerstone lending has begun their process for FHA certification. There are 8 contracts on building 5; 3 of them are investors and 5 are owner occupants. Framing for building 8 is scheduled for the 1st quarter of 2021.

- V. HOMEOWNER FORUM –** The Homeowner Forum included the following remarks: There is thistle weed growing in the turf. Is the Board considering another landscape company? One homeowner asked for more advance notice of the Board meetings. Another homeowner asked when the new grill would be installed.

- VI. HOMEOWNER CORRESPONDENCE –** One homeowner requested the Board consider waiving one of three violation fines. The homeowner could not attend the Board meeting. The Board carefully reviewed the matter and the written reports. On a motion duly made and seconded, it was unanimously resolved to waive one fine of \$50. There were no unanswered questions.

There were no other comments on the homeowner correspondence.

- VII. MANAGER’S REPORT-** The written Managers report was reviewed. There were no unanswered questions.

VIII. FINANCIAL STATEMENT

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

IX. UNFINISHED BUSINESS

A. FHA Certification – In process through Cornerstone Lending

B. Insurance deductible amendment – In process and will be mailed to the community by the attorney

C. Assessment formula draft amendment – On a motion duly made and seconded, it was unanimously resolved to approve the amendment draft that will allow each home to use the county assessor square footage for the assessment formula.

D Other – There were no other items brought before the Board.

X. ITEMS TO RATIFY

A. Amended 2020 Pool Rules – On a motion duly made and seconded, it was unanimously resolved to ratify the Amended 2020 Pool Rules allowing 2 guests per home.

XI. NEW BUSINESS

- A. 2020 Snow removal proposals** – Management submitted the proposal for snow removal from APMI and Emerald Isle. The Board asked for a proposal from TPT Landscaping who has been doing the snow removal for the last several years.
- B. Proposal to clean the carpeting** – On a motion duly made and seconded, it was unanimously resolved to approve the proposal to clean the hallway carpeting for \$2400 by Legacy Cleaning
- C. Proposal to power wash the buildings** – On a motion duly made and seconded, it was unanimously resolved to table the proposal to power wash the buildings.
- D. Emerald Isle performance** – The Board discussed the 2020 landscape company. They instructed management to obtain other proposals. Management will walk the warranty bushes so they can be replaced and established before the irrigation is taken off line.
- E. Clubhouse opening and pool schedule** – The Board would like to open the clubhouse with strict access. It will not be necessary to use Sign Up Genius as attendance will be limited to 2 people at a time. Director Carpenter reported she would supply a specification on a commercial grade sanitizer for residents to use. The restrooms will be open and the residents will be required to clean them before and after use. Management will draft the new Rules and the Waiver for Board review by Monday September 14th.
- F. Status of stair stringer grind and coat** – Management reported the approved vendor has not communicated when they will begin this project; however, the contract will be reduced by the cost for the treads since the HOA has already had several replaced through another vendor.
- G. Fine structure proposal** – Management reported the Association fine policy is different for pet waste. The Board discussed the deviation. On a motion duly made and seconded, it was unanimously resolved to standardize the fine schedule for all violations to \$50 1st violation, \$100 second violation and \$200 for the third violation.
- H. Schedule Next Board Meeting Date-** The Board will have a work session to discuss the 2021 budget on October 13th at 6:30 p.m. The 2020 Annual Meeting will be held on Tuesday November 10th.
- I. Other** - Centurylink would like to install fiber cable in the community for high speed internet. The Board would invite them to do so provided they will not charge the HOA to install the new facilities.

There were no other items brought before the Board.

XII. REPORTS

- A. ARC Committee - No report
B. Social Committee – No report

ADJOURNMENT and EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Molly Ryan

Approved by an officer