

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
TUESDAY, FEBRUARY 2, 2021
VIRTUAL MEETING CONDUCTED ON ZOOM**

- I. ESTABLISH A QUORUM** Director Smith called the meeting to order at 6:34pm. The following directors were present for quorum

Denis Smith
Chris Kuhrt
Brittany Carpenter

Laura Weinberg

II.

Amy Burbank was absent. There were three homes represented. Molly Ryan and Ron Ainslie with Metro Property Management were also present

III. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST

Board Announcements- Ron Ainslie will be the new day to day manager for Savannah Owners Association effective February 1, 2021. Building 5 has been annexed into the community effective January 27, 2021.

Approval of the Agenda – Management asked the Board to add the topic of Amended 2021 Budget under Financials. On a motion duly made and seconded, it was unanimously resolved to approve the agenda as amended.

Approval of minutes-November 10, 2020 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from November 10, 2020.

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

IV. SPECIAL GUEST: None Scheduled

- V. HOMEOWNER FORUM** – The Homeowner Forum included the following remarks: A homeowner reported the dumpsters were overflowing and inquired about additional dumpsters. One homeowner asked Director Smith about adding recycling. Management will collect some information for the next Board meeting.

HOMEOWNER CORRESPONDENCE – There was no homeowner correspondence for Board review.

- VI. MANAGER'S REPORT-** The Managers gave a written report of items completed since the last meeting. There were no unanswered questions.

VII. FINANCIAL STATEMENT

On a motion duly made and seconded, it was unanimously resolved to approve the October and November 2020 financial report subject to final audit.

Amended 2021 Budget – Management presented an amended budget to include the addition of building 5. It is also timely to consider a reserve study update. After careful consideration all questions were fielded. On a motion duly made and seconded, it was unanimously resolved to approve the amended 2021 budget.

VIII. UNFINISHED BUSINESS

A. FHA Certification – Management presented a proposal for FHA approval through FHA Review for \$750. Certification is in process.

D Declaration Amendment – The Board discussed their options to have the amendments approved. After careful consideration and review of the processes and timelines the Board prefers to use the court petition process.

IX. ITEMS TO RATIFY

A. Stair Stringer Grinding Contract - On a motion duly made and seconded, it was unanimously resolved to ratify the stair stringer grinding contract.

B. Stair Stringer Coating Contract – On a motion duly made and seconded, it was unanimously resolved to ratify the stair stringer coating contract.

X. NEW BUSINESS

A. Stair Tred replacement proposal – On a motion duly made and seconded, it was unanimously resolved to do all 49 treads at one time for a cost of \$12,740.00

B. New paint scheme – The Board would like to change the paint scheme. Management will instruct ECC or Sherwin Williams to propose a grey color scheme and Director Carpenter will also propose a new scheme. If practical, the community will be asked for feedback.

C. 2021 paint proposal - On a motion duly made and seconded it was unanimously resolved to table the paint proposal. Management was directed to obtain a proposal for 3 buildings instead of two.

D. Status fence repair – Eagle Rock Construction has already paid for the materials but they are delayed due to Covid 19 material delays. The vendor would like to be paid for ½ of the project. On a motion duly made and seconded, it was unanimously resolved to approve a down payment for the vendor.

E. Schedule next board meeting – The next board meeting is scheduled for Tuesday March 23, 2021 at 6:30pm and will be held over zoom.

I. Other - 3rd party engineer – The board wanted to make sure an engineer would be asked to inspect building 5 prior to the anticipated turn over of late February. Management verified this is planned.

There were no other items brought before the Board.

XI. REPORTS

A. ARC Committee - No report

B. Social Committee – No report

ADJOURNMENT - On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:50pm.

EXECUTIVE SESSION (Discuss delinquencies)

Respectfully submitted by Ron Ainslie

Approved by an officer