

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
TUESDAY, MARCH 23, 2021
VIRTUAL MEETING CONDUCTED ON ZOOM**

- I. ESTABLISH A QUORUM** Director Smith called the meeting to order at 6:35pm. The following directors were present for quorum

Denis Smith
Chris Kuhrt

Laura Weinberg
Amy Burbank

Brittany Carpenter was absent. There were no homeowners in attendance. Molly Ryan with Metro Property Management was also present

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

Board Announcements- Ron Ainslie is unable to fulfill the management commitment so Molly Ryan will resume management of Savannah.

Approval of the Agenda – On a motion duly made and seconded, it was unanimously resolved to approve the agenda.

Approval of minutes-February 2, 2021 On a motion duly made and seconded, it was unanimously resolved to approve the minutes from February 2, 2021.

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

III. SPECIAL GUEST: None Scheduled

- IV. HOMEOWNER FORUM** – There were no homeowners present. The Board asked about the progress of the recycling dumpsters. Management will need to report back.

HOMEOWNER CORRESPONDENCE – The board reviewed correspondence from Antero Homes regarding the electrical cost of building 5. The hallways are heated in accordance with code for the freshwater fire suppression system. The electrical costs will be more than the existing buildings as the fire suppression system requires the heated hallways to prevent freezing. The Board also asked management follow up on a commitment from Antero Homes to install a pet waste station close to building 5.

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

VI. FINANCIAL STATEMENT

On a motion duly made and seconded, it was unanimously resolved to approve the December 2020 through February 2021 financial report subject to final audit.

VII. UNFINISHED BUSINESS

A. FHA Certification – FHA certification should be obtained by the end of May provided all parties are able to submit their portions of the application and documentation paperwork.

D Declaration Amendment – The court petition process requires the HOA have notified the community of the Declaration Amendment twice. The HOA will use the 2020 Annual Meeting notice and the community mailing sent with the ballot.

VIII. ITEMS TO RATIFY

7-301 – New flooring. On a motion duly made and seconded, it was unanimously resolved to ratify the approval of the request for new flooring provided there are two layers of noise mitigation.

IX. NEW BUSINESS

A. 2021 Landscape Proposal – The Board carefully reviewed the contract comparison spreadsheet and proposals. On a motion duly made and seconded, it was unanimously resolved to accept the landscape proposal from SOS at a cost of \$15,960.00

B. 3rd Party Engineer – Knott Laboratory submitted a proposal to assist the Association in the transition of building 5 from the developer to the maintenance of the HOA for \$5,000. On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Knott Laboratory.

C. 2021 pool contract - On a motion duly made and seconded it was unanimously resolved to approve the pool contract with Metro Pools for \$8,000 not including chemicals.

Spa Resurfacing – The Board considered the cost to resurface the spa. Plaster or tile were proposed; however, tile is recommended. On a motion duly made and seconded, it was unanimously resolved to approve the proposal to tile the spa and replace the coping stones for \$16,967.00

D. Status fence repair – The fence repair is complete. The total is \$8,950.00. The person who damaged the fence would like to make payment arrangements with the Association. On a motion duly made and seconded, it was unanimously resolved to deny the request for payment arrangements. The driver will need to pay the cost in full or the insurance company will be contacted.

E. Schedule next board meeting – The next board meeting is scheduled for Tuesday May 18th, 2021 at 6:30pm and will be held over zoom.

I. Other -

Potholes - The Board asked management to have the pot holes filled as quickly as possible.

Dumpsters - The HOA needs additional trash dumpsters near building 5 and 7. Management will make the order through GFL for the additional dumpsters.

There were no other items brought before the Board.

X. REPORTS

ARC Committee - 7-301 Request new flooring. On a motion duly made and seconded, it was unanimously resolved to ratify the approval to replace the flooring.

5-105 Request OTA antenna. On a motion duly made and seconded, it was unanimously resolved to approve the request to install an OTA antenna provided the antenna may be installed on the balcony.

5-104 Request for waiver on the color of window coverings. On a motion duly made and seconded, it was unanimously resolved to deny the request for a waiver on the color of the window coverings.

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 Molly Ryan

Approved by an officer