

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
THURSDAY, SEPTEMBER 30, 2021
VIRTUAL MEETING CONDUCTED ON ZOOM**

- I. ESTABLISH A QUORUM** Director Smith called the meeting to order at 6:32pm. The following directors were present for quorum

Denis Smith
Brittany Carpenter

Ben Plucker
Amy Burbank

There were five homeowners in attendance. Molly Ryan with Metro Property Management was also present

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

Board Announcements- Molly Ryan announced that Jennifer Wyman will return to manage the community.

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

Approval of minutes-July 22, 2021, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from July 22, 2021.

Board members disclose any conflicts of interest regarding agenda items – There were no conflicts of interest regarding items on the agenda.

III. SPECIAL GUEST: Antero Homes

- IV. HOMEOWNER FORUM** – Homeowner comments included the following: Why are bikes allowed on the balconies and patios when the Rules and Regulations do not allow bikes. The Association is going to discuss this topic this evening. Another homeowner asked how the new Board members were appointed. Director Smith explained the process to appoint homeowners to vacant Board seats.

HOMEOWNER CORRESPONDENCE – The Board reviewed the homeowner correspondence. There was a homeowner request to restrict all lighting on patios to dates between December 1 and January 15th. The Board reviewed the correspondence and feels lighting is a common way to decorate. The Board will not restrict the community lighting Rules at this time. There was no other correspondence for the Board to review

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

VI. FINANCIAL STATEMENT

July - August Management carefully reviewed the July and August financial reports with the Board. On a motion duly made and seconded, it was unanimously resolved to approve the financials from July and August subject to final audit.

Transfer from Reserve – Management reported the cost to paint and replace wood on building 1, 2 and 3 in 2021 was 80,650.00. Management asked for permission to transfer some money from the reserve fund to the operating fund. On a motion duly made and seconded, it was unanimously resolved to approve the transfer of \$65,650.00 from the reserve fund to the operating fund.

VII. UNFINISHED BUSINESS

A. FHA Certification – FHA certification is contingent upon all documents being submitted.

B. Declaration Amendment – The court petition process is pending.

C. Status of fence repair from car damage – The Association is no longer receiving cooperation from the driver of the vehicle that damaged the fence. The HOA has submitted receipts to the driver's insurance company for the damage.

D. Discussion regarding bikes on patios-The Board unanimously agreed that bikes will be allowed on patios, as long as they are stored in a sightly manner. The Board will adopt a rule stating the same.

E. **Tree trimming and removal**-The vendor is very backed up. Management hopes to have this completed in October.

VIII. ITEMS TO RATIFY

IX. NEW BUSINESS

A. **Proposal to install 3 Catalpa trees** – The Board reviewed the proposal and unanimously approved the proposal to install 3 Catalpa trees.

B. **Proposal to renovate drainage north side of buildings 1 and 2** – Lauren?

C. **Proposal to replace plumbing riser room building 1** - The Board reviewed the proposal and unanimously approved the proposal to replace the plumbing in the riser room of building 1.

D. **Proposal to replace breezeway doors buildings 1 and 2** – The Board reviewed and unanimously approved the proposal to replace the breezeways doors of buildings 1 and 2

E. **Proposal to renovate low grade between buildings 4 and 5**– The Board decided to table this discussion

F. **2022 budget wish list**- The Board would like to have a cost for new playground equipment and mulch worked into the 2022 budget.

G. **Schedule next board meeting date – Work session for 2022 budget** Thursday October 28, 2021, at 6:30 pm

H. **2021 Annual Meeting**-Thursday, November 11, 2021, at 6:30pm in person at the clubhouse.

I. **Other** - Snow removal proposals from SOS Site Services and APMI were submitted. On a motion duly made and seconded, it was unanimously resolved to approve the snow removal contract from SOS Site Services.

X. REPORTS

ARC Committee - 7-303 LVT flooring-The Board reviewed this request and unanimously approved this request for new flooring.

3-302 LVT flooring

Social Committee – No report

ADJOURNMENT - On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8: 14pm.

EXECUTIVE SESSION (Discuss delinquencies)

Respectfully submitted by Molly Ryan