

**SAVANNAH OWNERS' ASSOCIATION
BOARD MEETING AGENDA
THURSDAY, JANUARY 20, 2022, AT 6:30 PM
VIRTUAL MEETING CONDUCTED VIA ZOOM**

- I. ESTABLISH A QUORUM** Director Denis Smith called the meeting to order at 6:33 PM. The following directors were present for quorum

Denis Smith	Ben Plucker
Brittany Carpenter	Amy Burbank
Kyra Carney	

There were 2 homeowners in attendance. Jen Wyman with Metro Property Management was also present.

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

Board Announcements- No new announcements

Approval of Agenda- On a motion duly made and seconded, it was unanimously resolved to approve the minutes from November, 11, 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 – None Scheduled

- IV. HOMEOWNER FORUM –** Homeowner comments included the following: Concern was raised over the board member's commitment to improve property values. Bikes being allowed on the balconies was mentioned again. Concern over the quality of work, product, and price of the new breezeway doors in buildings 1 & 2. Jen is going to follow up to ensure that the doors have a metal frame vs. wood frame by early next week. A homeowner stated that he has not received his most recent HOA dues in the mail. This is a known issue as we had issues with our printing service. No additional fees will be applied to any late fees incurred due to the delay.

HOMEOWNER CORRESPONDENCE - Reviewed photos sent via email of oversized vehicle parked in front of building 1. Board members will assess in person this week to decide if it is exceeding the parking space boundaries.

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

VI. FINANCIAL STATEMENT

November 2021 – Management carefully reviewed the November financial report with the Board. On a motion duly made and seconded, it was unanimously resolved to approve the financials from November subject to final audit.

VII. UNFINISHED BUSINESS

- A. FHA Certification** – FHA certification 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 waiting on an**
insurance payment from the driver

VIII. ITEMS TO RATIFY

Approval for flooring replacement for #1-303 – On a motion duly made and seconded, it was resolved to ratify the approval for LVT flooring replacement in building 1 until 303, one board member opposed.

IX. NEW BUSINESS

- A. Poop Scooper** – The Board carefully reviewed the 2 newly proposed dog clean-up services as the existing company “Clean Squad” will no longer be servicing HOA’s. On a motion duly made and seconded, it was unanimously resolved to approve the new proposed contract with “Doody Calls”.
- B. Pool Maintenance Agreement** – The Board reviewed the current pool maintenance company, Metro Pools, and their performance over the last few years. On a motion duly made and seconded, it was unanimously resolved to sign the new contract for 2022 with Metro Pools.
- C. Concrete Stair Order** – The Board reviewed the proposal for 11 new needed concrete stairs to be ordered. The Board was advised by the company to order additional stairs to keep on reserve as they are on a 2-month minimum backorder. On a motion duly made and seconded, it was unanimously resolved to place the order for 25 new concrete stairs.
- D. Attorney fee schedule** – The Board reviewed the Attorney’s hourly rates as of January 1, 2022.
- E. Schedule Next Board Meeting** – Thursday, March 24th, 2022, at 6:30 PM in the community clubhouse.

X. REPORTS

- A. ARC Committee** –

- i. **#4-104 flooring installation** – Flooring & Fireplace removal. Flooring replacement does not need to be approved for a first-floor unit; the board has approved the fireplace removal for this unit.

B. Social Committee –

- i. Holiday party was a success, homeowners seemed to enjoy the lighting contest.

XI. EXECUTIVE SESSION (Discuss delinquencies)

Respectfully submitted by Kyra Carney
