

SAVANNAH OWNERS' ASSOCIATION
BOARD MEETING MINUTES
Thursday, April 27th 2022, AT 6:30 PM
MEETING CONDUCTED AT SAVANNAH CLUBHOUSE

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

Denis Smith, President
Ben Plucker, Treasurer
Kyra Carney, Secretary

Brittany Carpenter, Vice President
Kathy Vail, Member at Large

- II. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST**
Board Announcements- None

Approval of Minutes- On a motion duly made and seconded, it was unanimously resolved to approve the minutes from February 6, 2023.

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 –** Board members review correspondence from the community. Donna Building 2, cars with expired plates near building 2. HOA cannot ticket or tow any car with expired plates. Remove Christmas party signage from building 2 requesting additional signage. Vacuuming concerns in building 2. The board is aware of the lack of maintenance. HOA will look into alternative janitorial services. Anita in building 7, concern of car parked in the same parking space for over a year that has not moved. Tom from building 2, mentioned car with no plates, Jen has come to tag the car and the car was not here. Landscaping on the South side of building 2. Grass, shrubs, and plants are dead and need to be replaced. Jen will be on the property next week with landscaping company to look at enhancement proposals. Malika from building 3, concern regarding cleaning services in the common areas. Rachel from building 3, concerns regarding potholes in parking lot.

- V. HOMEOWNER CORRESPONDENCE –**
Homeowner Hearings - #3303 – 2nd noise violation

Board members review correspondence from the community. Homeowner is seeking evidence of the noise violation as they are not the tenants within the building. The times are noted in the early morning and late evening. The board will decide upon moving forward with the noise violations. \$500 fine assessed to unit 1306 for offensive and racist notes posted on her door.

VI. MANAGER'S REPORT – The manager gave a report of items completed since the last meeting. Power washing estimate for exterior cleaning. Bollard replacement at entrance of building. Landscaping walkthrough on 5/2. Hallway carpet replacements. Remove small portion of speed bump at the East end of the community. Discussing janitorial issues throughout the community.

VII. FINANCIAL STATEMENT

January – March 2023

Management carefully reviewed the January - March financial report with the Board. On a motion duly made and seconded, it was unanimously resolved to approve the financials subject to final audit.

VIII. UNFINISHED BUSINESS

- A. Declaration Amendments – *pending*
- B. Dog Park Installation consideration - **tabled**

IX. NEW BUSINESS

- A. **Painting - Buildings 4,6,7,9**
 - i. \$71,900 proposal
 - ii. Gutter repair \$6,400
 - iii. Metal stair system - \$14,000
- B. **Hallway carpet replacement - Buildings 1,2,3**
 - i. \$22,500 HM construction
- C. **Building 2 french drain repair proposals** – Request a rebid
- D. **Clubhouse lighting proposal** – Not considering
 - i. Permanent LED lighting for \$6,000
- E. **Pothole repair consideration**
- F. **BBQ grill removal** – mentioned in notices sent out to residences. Deadline for removal is set for 6/1.
- G. **Hallway notices**
- H. **Building 2 riser room mold mitigation** - ratify

- I. Fire system repair proposal – ratify
- J. Pool Monitor
- K. Schedule Next Board Meeting – Thursday, June 22nd.

X. ADJOURNMENT at 8:08 pm EXECUTIVE SESSION (Discuss delinquencies)

Respectfully submitted by Kyra Carney


