

SAVANNAH OWNERS' ASSOCIATION
BOARD MEETING MINUTES
Thursday, June 22 2023, AT 6:31 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
Ann Millikan, Member at Large

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

Board Announcements- Kathy Vail moved out of the community, Ann Millikan appointment by the board.

Approval of Minutes- On a motion duly made and seconded, it was unanimously resolved to approve the minutes from April 27, 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. Rachel is requesting information on the gate and potholes. Anita is asking about the cleaning of the hallways. Jen stated that we are still searching for a different janitorial company. Tom is asking if the landscaping company can clean in front of the garages and under the breezeways. Freddy is asking about the cleanliness of the clubhouse bathroom. It has recently been fixed. Donna is asking about the shutter repairs which will be addressed in our insurance claims. Ruben is bringing to attention the leak on building 4 from hail damage, also the birds nests. Helen mentioned a faulty door on the south end of building 5, near unit 203.

V. HOMEOWNER CORRESPONDENCE –
Homeowner Hearings – None scheduled

- VI. MANAGER'S REPORT –** The manager gave a report of items completed since the last meeting. Removal of BBQ Grills, carpet reselection for buildings 1, 2, & 3 hallways. Landscape walkthrough, pothole patching quotes requested.

VII. FINANCIAL STATEMENT

April - May 2023

Management carefully reviewed the April - May 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. Building 2 French Drain Proposals – Motion to approve HM construction proposal.**

IX. NEW BUSINESS

- A. Insurance claim-** special assessment meeting on July 20th. \$2.2M special assessment claim adopted.
- B. Insurance Renewal –** Renewal on 7/3. American Family proposal is \$250,000. We are looking for another quote.
- C. BBQ Grill policy adoption**
- D. Front Entry Gate control board replacement proposal.**
- E. Cobble rock drainage installation proposal between buildings 3 and 4. –** Request bid from HM as well to compare.
- F. Sod Proposal**
- G. Dead Tree Removal –** Northeast corner of building 3. Approval to remove.
- H. Pothole Repair Proposal –** Approval to fill the potholes
- I. Building Power Washing Proposal –** Wait until we paint all exteriors in 2-3 months
- J. Fitness Equipment Proposal –** Approval to repair elliptical and treadmills.
- K. Exterior Drainage Repair Proposals (#6102, #3106, #4104) –** Approval of all three claims for repair.
- L. Exterior Repair Proposal (#6202)**
- M. Mandatory HOA Actions**

N. GFL Communication

O. Schedule Next Board Meeting Date – Thursday, August 24, 2023 at 6:30pm.

P. Other

X. Reports

- A. Design Review Committee – vinyl flooring installation - #3203 – *ratified*
- B. Social Committee

XI. ADJOURNMENT at 7:59 pm EXECUTIVE SESSION (Discuss delinquencies)

Respectfully submitted by Kyra Carney
