

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
THURSDAY, OCTOBER 26, 2023, AT 6:30 PM
CLUBHOUSE-15710 E. JAMISON DRIVE**

ESTABLISH A QUORUM (Three of the Five directors needed)

Denis Smith, President

Kyra Carney, Secretary-ABSENT

Brittany Carpenter, Vice President

Ann Milliken, Member at Large

Ben Plucker, Treasurer

APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST

Board Announcements-There were no announcements.

Approval of minutes- August 24, 2023-On a motion duly made and seconded, the minutes were approved as written.

Board members disclose any conflicts of interest regarding agenda items-There were no conflicts to disclose.

SPECIAL GUEST: NONE

HOMEOWNER FORUM – There were 9 homeowners who attended the meeting. Topics discussed were the roof replacement and painting project, the pedestrian gate that is welded shut, self-addressed envelopes being mailed with statements, concerns with the janitorial company, bird feces on the landings and fire sprinkler heads, new building numbers, hallway fans, cleaning of the exterior light fixtures, and marijuana odors.

HOMEOWNER CORRESPONDENCE –

Homeowner Hearings- None Scheduled

Board members review correspondence from the community-The Board reviewed correspondence to and from the community. The Board reviewed correspondence from one homeowner who requested to have a sign installed at his assigned parking space to prevent people from parking in his space. The Board unanimously denied this request as they would have to do this for the entire community.

MANAGER'S REPORT-The Board reviewed the report submitted by management.

FINANCIAL STATEMENT

August-September 2023-On a motion duly made and seconded, it was unanimously resolved to approve the financials subject to final audit.

UNFINISHED BUSINESS

Declaration Amendments-This matter is pending.

Roof replacement/repairs-update-Management provided an update on the roof replacement and painting project.

2024 Landscape maintenance contract-The Board tabled this matter for further clarification with the contract.

NEW BUSINESS

Executive Coatings and Contracting contract and proposal-ratify-On a motion duly made and seconded, the Board unanimously ratified the approval of the roof replacement, building repairs and painting contract from Executive Coatings and Contracting in the amount of \$2,197,610.90.

Holiday lighting proposal-The Board has tabled this matter for further information and to determine if decorating the clubhouse is even possible due to the painting project.

Building 3-main line sewer line jetting proposal-The Board unanimously approved the proposal in the amount of \$750 to have the main sewer line jetted in building 3 for units #106, #206, #306.

Dog Station lid replacement proposal-The Board unanimously approved the proposal from Doody Calls to replace the 3 missing lids from the dog waste stations for \$35 each.

Financial audit consideration-The Board will review proposals for an audit in 2024.

2024 budget draft-The Board has scheduled a budget work session for November 6 to discuss and adopt the 2024 budget, which will be presented for ratification by the homeowners at the Annual meeting.

Schedule Next Board/Annual Meeting Date- Monday, November 27, 2023, at 6:30 p.m.

REPORTS

ARC Committee-Nothing to report.

Social Committee-Nothing to report.

ADJOURNMENT- On a motion duly made and seconded, it was unanimously approved to adjourn the meeting at 7:52 pm.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman

Approved by an officer

