

**SAVANNAH OWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
THURSDAY, SEPTEMBER, 22nd 2022, AT 6:30 PM  
MEETING CONDUCTED AT SAVANNAH CLUBHOUSE**

- I. ESTABLISH A QUORUM** Director Denis Smith called the meeting to order at 6:33 PM. The following directors were present for quorum
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|-----------------------------|------------------------------------|
| Denis Smith, President      | Brittany Carpenter, Vice President |
| Ben Plucker Member at Large |                                    |
| Kyra Carney, Secretary      |                                    |

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

**Board Announcements-** Denis acknowledged Sherry's service for the help over the summer with the pool.

**Approval of Minutes-** On a motion duly made and seconded, it was unanimously resolved to approve the minutes from July 21st, 2022.

**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: Replacing dead tree by building 7 (SW corner), trash dumping with furniture items, cars being broken into on N side of building 5, asking about cameras on the trash bins. Old tree by building 2 being removed, destroyed bricks for trash barricade, bollards, trash company responsibility for repairs. 1 trash bin between buildings 7 & 8. Has been overflowing. Homeowner concerned about unit 6-301 noise.

**HOMEOWNER CORRESPONDENCE –** Board members review correspondence form the community. Review of furnace reframing – this is homeowner's responsibility.

- V. MANAGER'S REPORT –** The manager gave a report of items completed since the last meeting. Made a note to look at the slope in front of building 3 for landscaping / sliding concerns. Get ahead of grill removal announcements.

**VI. FINANCIAL STATEMENT**

**July - August 2024 –** Management carefully reviewed the August financial report with the Board. On a motion duly made and seconded, it was unanimously resolved to approve the financials from August subject to final audit.

## VII. UNFINISHED BUSINESS

- A. **Declaration Amendments** – *pending*
- B. **Status of fence repair from car damage** - *pending*
- C. **Building 8 Step** – Developer is going to repaint the steps for safety concerns.
- D. **Bollard Installation** – Reviewed proposal to install 4 bollards per enclosure.

Board decided to look for additional quotes for price comparison.

- E. **Dog Park Installation** – Tabled for the time being

## VIII. ITEMS TO RATIFY

Installation of Speed bump on East side of the property.

## IX. NEW BUSINESS

- A. **Speed bump installation/ additional asphalt repairs proposal** – Ratified
- B. **Additional dumpster by building 1 proposal** – Approved
- C. **Building Address consideration** – Will reconsider next year.
- D. **Door Closures for Building 1&2** – Check with company that originally installed the doors.
- E. **New Landscaping Proposals** – Waiting for more proposals for pricing comparisons
- F. **Snow Removal** – Will address this after finding new landscaping company, would like to use the same service for both.
- G. **HB 22-1137 Policy Adoption** – Board members reviewed and adopted new policies.
- H. **Schedule Next Board Meeting** – *ANNUAL MEETING*, Thursday, November 10, 2022 at 6:30 p.m
- I. **HOA Annual Budget Approval** – Scheduled for October 18<sup>th</sup> at 5:00 p.m

## X. REPORTS

- A. **ARC Committee - #2208 – flooring installation** – Ratified  
**-#7203 sun shade installation** - Ratified

**XI. ADJOURNMENT at 7:44pm EXECUTIVE SESSION (Discuss delinquencies)**

Respectfully submitted by Kyra Carney

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