

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
THURSDAY, OCTOBER 2, 2025, AT 6:30 PM
CLUBHOUSE-15710 E. JAMISON DRIVE**

ESTABLISH A QUORUM (Two of the Three directors needed)

Denis Smith, President

Brittany Carpenter, Member at Large

Alyssa Wong, Vice President

Vacant, Secretary/Treasurer

APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST

Board Announcements-There were no announcements.

Approval of minutes- July 24, 2025- 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 8 homeowners who attended the meeting. Topics discussed: unleashed dogs, rats, items on patio, damaged blinds, children in the community, and parking space lines.

HOMEOWNER CORRESPONDENCE –

Homeowner Hearings- None Scheduled

Board members review correspondence from the community-The Board reviewed correspondence to and from the community.

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

FINANCIAL STATEMENT

July-August 2025-On a motion duly made and seconded, it was unanimously resolved to approve the financials subject to final audit.

UNFINISHED BUSINESS

Verizon Fiber internet installation update- Management reported that Verizon is in the process of installing their equipment cabinets on the side of each building. Once complete, they will begin installing their antennas.

NEW BUSINESS

2025-2026 snow removal proposal-ratify-The Board unanimously ratified the approval of the proposal submitted by CE Property Services for snow removal.

Exterior repair proposal, building 3-ratify-The Board unanimously ratified the approval of the proposal submitted by Build Right Construction to make exterior repairs to building 3, per the engineer’s recommendations in the amount of \$5,265.00.

Reserve study proposals-The Board reviewed three proposals and unanimously approved the proposal submitted by Advanced Reserve Solutions, Inc. in the amount of \$3,450.00.

Carpet cleaning proposal, buildings 1 and 2-The Board unanimously approved the proposal from Heaven’s Best Carpet Cleaning in the amount of \$708.48.

Vendor correspondence- The Board reviewed correspondence from Eagle Rock Construction. They would like him to submit a proposal to repair the corroded rail base at building 3.

Budget work session- The Board will convene later in October to discuss the 2026 budget.

Schedule Next Board Meeting Date- ANNUAL MEETING- Thursday, November 20, 2025, at 6:30 p.m.

REPORTS

ARC Committee- 7-202- replace sliding glass door-*ratify*- The Board unanimously ratified the approval of the sliding glass door replacement.

#7-308- satellite dish installation- The satellite dish was installed without prior Board approval. The Board unanimously agreed that the dish can be installed on a stand in the patio area, however it cannot be affixed to any building structure.

Social Committee- Nothing to report.

ADJOURNMENT- On a motion duly made and seconded, it was unanimously approved to adjourn the meeting at 7:43 pm.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman

Approved by an officer