

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
THURSDAY, NOVEMBER 20, 2025, FOLLOWING THE ANNUAL MEETING
CLUBHOUSE-15710 E. JAMISON DRIVE**

ESTABLISH A QUORUM (Three of the five directors needed) Denis Smith called the meeting to order at 7:22 pm

TBD, President

TBD, Member at Large

TBD, Vice President

TBD, Secretary/Treasurer

APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST

Board Announcements-There were no announcements.

Approval of minutes- October 2, 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 no homeowners in attendance.

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

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

UNFINISHED BUSINESS

- A. Sewer line replacement- #3-106-** The Board discussed the ongoing sewer issues. On a motion duly made and seconded, the Board unanimously approved the proposal from Dig Boss in the amount of \$11,823.00 to replace the belly in the sewer line underneath the unit.

NEW BUSINESS

Board member titles/terms-The Board unanimously agreed on the following titles and terms: Denis Smith- President, 11/27, Alyssa Wong- Vice President, 11/26, Mary Ann Grimes- Secretary, 11/27, Ariyan Aliakbarian- Treasurer, 11/27, Brittany Carpenter, Member at Large, 11/26.

2026 landscape maintenance proposals-The Board reviewed 3 proposals for the 2026 landscape maintenance. After careful review, the Board unanimously approved the proposal from Valor Landscape in the amount of \$24,808.00.

2026 lighting maintenance proposal-The Board unanimously approved the 2026 lighting maintenance proposal from Radiant Lighting, without a price increase.

Updated collection policy- Management presented the updated collection policy per HB25-1043. The collection policy will be adopted at the January Board meeting.

Janitorial correspondence- The Board reviewed correspondence from Front Range Facility Solutions regarding their service day and the excessive number of leaves in the breezeways.

Engineering proposal-ratify- The Board unanimously ratified the proposal from Knott Engineering for additional investigative testing for the water intrusion issue in #3-106, NTE \$2,000.

Schedule Next Board Meeting Date- Thursday, January 15, 2026, 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 8:24 pm.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman

Approved by an officer