

**SAVANNAH OWNERS ASSOCIATION  
BOARD MEETING MINUTES  
THURSDAY, JANUARY 15, 2026, AT 6:30 PM  
CLUBHOUSE-15710 E. JAMISON DRIVE**

**ESTABLISH A QUORUM** (Three of the five directors needed) Denis Smith called the meeting to order at 6:32 pm

Denis Smith, President  
Alyssa Wong, Vice President  
Mary Ann Grimes, Secretary

Ariyan Aliakbarian, Treasurer  
Brittany Carpenter, Member at Large

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

**Board Announcements**-There were no announcements.

**Approval of minutes- November 22, 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 9 homeowners in attendance. Homeowner discussed the following topics: rats, Verizon Fiber internet, painting of the front doors, removing the junipers, and an unauthorized satellite dish.

**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**

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

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**Plumbing repair proposal-ratify**-The Board unanimously ratified the approval of the proposal submitted by Mile High Superior Plumbing for a sewer line stack repair in building 7, in the amount of \$1,229.99.

**Restoration proposal-ratify**-The Board unanimously ratified the approval of the proposal submitted by Advanced Restoration of Colorado in the amount of \$2,904.22 for drywall repairs.

**Fire sprinkler repair proposal-ratify**- The Board unanimously ratified the approval of the proposal submitted by Integrity Fire Protection in the amount of \$5,421.99 for the fire sprinkler repair deficiencies.

**Backflow repair proposal- ratify**- The Board unanimously ratified the proposal submitted by Integrity Fire Protection in the amount of \$1,093.68 to make the backflow deficiency repairs.

**Updated collection policy**- The Board unanimously adopted the updated collection policy as drafted by the attorney, which is in accordance with the new state statutes.

**2026 pool maintenance contract**- The Board unanimously approved the 2026 pool maintenance contract submitted by Alligator Spa and Pools in the amount of \$10,800.

**Rat mitigation proposal-** The Board reviewed the proposal submitted by Whitmore Pest Control in order to mitigate the rats in the community. The Board would like to gather more information from Whitmore before approving the proposal.

**2026 attorney fee schedule/agreement-** The Board reviewed and unanimously approved the 2026 attorney fee agreement.

**Rules and Regulations walkthrough-** The Board and management will schedule a time to walkthrough the community in order to begin the process of updating the rules and regulations.

**Schedule Next Board Meeting Date-** Thursday, April 9, 2026, at 6:30 p.m.

## **REPORTS**

**ARC Committee- #2107- window replacement- ratify-** The Board unanimously ratified the approval of the request to install a new window.

**#6202- vinyl flooring installation-** The Board unanimously agreed that the homeowner needs to provide more information on the flooring and sound barrier being used.

**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

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Approved by an officer