

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
THURSDAY, APRIL 30, 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 6:40 pm

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

Ariyan Aliakbarian, Treasurer- ABSENT
Brittany Carpenter, Member at Large- ABSENT

APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST

Board Announcements-There were no announcements.

Approval of minutes- January 15, 2026- 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 12 homeowners in attendance. Homeowners discussed the following topics: rats, Verizon Fiber internet, painting of the front doors, removing the junipers, an unauthorized satellite dish, dumpsters, potholes, parking space lines, and the fire sprinkler leak in building 6.

HOMEOWNER CORRESPONDENCE –

Homeowner Hearings- None Scheduled

Board members review correspondence from the community-The Board reviewed correspondence to and from the community. The Board unanimously approved to consult with a new engineering firm to investigate the moisture issue in #6202.

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

FINANCIAL STATEMENT

December 2025 and January-March 2026-On a motion duly made and seconded, it was unanimously resolved to approve the financials subject to final audit.

UNFINISHED BUSINESS

Litigation update- Management provided an update on the litigation to all homeowners in attendance.

Reserve study draft- The Board will use this tool to plan for upcoming projects and funding the reserve account.

Rules and Regulation walkthrough- The Board will schedule a walkthrough of the community to reevaluate and update the rules and regulations as needed.

NEW BUSINESS

Insurance renewal proposal-ratify-The Board unanimously ratified the approval of the 2026-2027 insurance renewal proposal submitted by Schad Agency in the amount of \$178,708.50, which is a \$104,453.70 reduction from the previous year.

Rat mitigation proposal-ratify-The Board unanimously ratified the approval of the proposal submitted by Whitmore Pest Control in the amount of \$4,380.00 for rat mitigation services.

Tree watering proposal-ratify- The Board unanimously ratified the approval of the proposal submitted by Cova Tree in the amount of \$700.00 for a winter tree watering.

Tree healthcare proposal- The Board unanimously approved the proposal submitted by Cova Tree in the amount of \$7,099.50 for tree healthcare, which includes, pruning, removal of dead trees, stump grinding and EAB treatment.

Irrigation repair proposal- The Board unanimously approved the proposal from Valor Landscape in the amount of \$753.54 for startup irrigation repairs.

New dog waste station proposal- This matter is tabled for further review.

Fitness equipment repair proposal- This matter is tabled for further review.

Axela collection services agreement- The Board unanimously approved the collection service agreement with Axela, which is a third-party collection agency, to start collection on delinquent homeowner accounts.

Landscape correspondence- The Board reviewed correspondence from Valor Landscape and will schedule a walk with the account manager to discuss landscape projects.

Schedule Next Board Meeting Date- Thursday, June 25, 2026, at 6:30 p.m.

REPORTS

ARC Committee- #6202- vinyl flooring installation- ratify- The Board unanimously ratified the approval of the request to install vinyl flooring with two layers of sound barrier.

Social Committee- Nothing to report.

ADJOURNMENT- On a motion duly made and seconded, it was unanimously approved to adjourn the meeting at 8:17 pm.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman

Approved by an officer