

**SAVANNAH OWNERS ASSOCIATION
BOARD MEETING MINUTES
THURSDAY, SEPTEMBER 3, 2026, AT 6:30 PM
CLUBHOUSE-15710 E. JAMISON DRIVE**

ESTABLISH A QUORUM (Three of the four directors needed) Denis Smith called the meeting to order at 6:37 pm

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

Vacant, Treasurer
Brittany Carpenter, Member at Large-ABSENT

APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST

Board Announcements-There were no announcements.

Approval of minutes- June 25, 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 8 homeowners in attendance. Homeowners discussed the following topics: removal of the junipers, decreased rat population, dumpsters, and sprinkler system repairs.

HOMEOWNER CORRESPONDENCE –

Homeowner Hearings- None Scheduled

Board members review correspondence from the community-The Board reviewed correspondence to and from the community. The Board would like management to solicit a proposal to replace the hallway carpet in building 6.

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

FINANCIAL STATEMENT

June-July 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. Additional destructive testing has been completed on building 3, in which the results are pending.

Pest control service- The Board agreed that Whitmore Pest Control should remove a large majority of the bait stations, as it appears that the rat population has significantly decreased due to the juniper removal. The bait stations will remain around the buildings, the dumpsters, and some will be moved behind the garages.

Axela collection service agreement- update- Management informed the Board that after a second call with Axela, it was discovered that they will be retaining any late fees and interest collected on homeowner accounts. The Association will retain the full amount of assessments collected. After this discussion, the Board unanimously agreed to continue with the approval of the collection service agreement with Axela for delinquent accounts.

Verizon fiber internet update- Management informed the homeowners in attendance that the last 3 antennas were installed. A representative from Verizon is to contact Management once all equipment is tested and the system is activated, so that homeowners may purchase service if desired.

Juniper removal proposal- ratify- The Board unanimously ratified the approval of the proposal from Keown Landscaping in the amount of \$18,630.00 to remove the juniper shrubs in the community.

Asphalt proposal- ratify- The Board unanimously ratified the approval of the proposal from Asphalt Coatings in the amount of \$45,035.00 for patching, seal coating, and restriping the community asphalt.

NEW BUSINESS

#6202 engineering report- The Board reviewed the engineering report from Higgins and Associates regarding a moisture issue. Upon their investigation, they did not detect moisture inside of the unit. If the homeowner experiences this issue again, destructive testing may be necessary.

Building 5 retaining wall proposals- The Board reviewed three proposals. On a motion duly made and seconded, the Board unanimously approved the proposal from Strand Concrete in the amount of \$6,050.00 to construct one retaining wall.

2027 landscape maintenance proposal- The Board unanimously approved the proposal from Valor Landscape, in the amount of \$25,304.00.

Snow removal proposals- The Board unanimously approved the snow removal proposal for the 2026-2027 season from CE Property Services.

ECC correspondence- The Board reviewed correspondence from ECC regarding possible roof leaks. ECC reports that it was not the roof leaking, but rather old caulking and rotted trim around the windows.

Declaration limited amendment proposal- The Board reviewed the proposal from the attorney to amend the Declaration regarding the rental limit. The Board agreed to bring this discussion before the homeowners at the Annual Meeting in November to gauge how much buy in there will be from the community.

Schedule for the Next Board Meeting Date- Thursday, October 22, 2026, at 6:30 p.m.

REPORTS

ARC Committee- #7308- vinyl flooring installation- *ratify*- The Board unanimously ratified the approval of this request.

#4302- vinyl flooring installation- *ratify*- The Board unanimously ratified the approval of this request.

#4204- vinyl flooring installation- *ratify*- The Board unanimously ratified the approval of this request.

Social Committee- Nothing to report.

ADJOURNMENT- On a motion duly made and seconded, it was unanimously approved to adjourn the meeting at 8:14 pm.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman

Approved by an officer