

Savannah Ridge Homeowner's Association

Board of Directors Meeting Minutes

October 2019

Opening: Call to order from Teresa Waller at 6:30 pm on October 8, 2019

Present: Teresa Waller, Paul Dodds, Oliver Helfrey, Lee Ann Sinclair, James Towler
Guests: ARC members Jeanne Peve, Rose Scanlon

Prior Minutes: The September minutes were reviewed and approved.

Treasurer's Report/Financial: As she was unable to provide printed copies, Lee Ann summarized the September budget report, which the Board approved.

Old Business:

- 1) Potential new homeowner asked for approval to install a sand volleyball court in back yard. Board polled adjacent homeowners who are ambivalent. Board conditionally approved: 1) court can't be for commercial/league use, 2) it will be subject to ongoing audit by the ARC, and 3) detailed plans must be provided for review and approval prior to construction.
- 2) Pool Expenses: Board approved ~\$20,000 to replace tiles and coping at pool.
- 3) New Neighbor Process: Teresa to provide copy of Directory and subdivision rules to Amy. Amy then provides welcome basket package to applicable Block Captain to deliver to homeowner.
- 4) Board Members: Oliver resigned his Board position effective immediately. There will be two Board positions (Paul's and Oliver's seats) up for election at the annual meeting.
- 5) Open Chairperson positions: There are vacancies for the ARC, Common Area, and Pool Committees
- 6) Annual Street Light Bill: James contacted the City and arranged for future bills to be sent directly to the SRHOA instead of to our attorney.
- 7) Halloween Party: Whitney Frazier advised she will not be able to coordinate this year. Oliver to send E-mail advising if no one steps up to coordinate, there will be no party this year.
- 8) Annual Meeting:
 - a. Board reviewed Teresa's draft agenda and finalized
 - b. Teresa to produce handouts for meeting
 - c. Lee Ann to provide refreshments
 - d. James to send files for 2019 proposed budget handout and 2018 annual meeting minutes to Teresa
- 9) 2020 Dues: After discussion and consideration of planned pool expenses (see above), Board set 2020 dues at \$545 (\$50 increase). In the absence of unplanned expenses, this should add ~\$8000 back into contingency fund.

New Business:

- 1) ARC: Teresa provided thumb drive with templates, rules and audit results. Basic ARC responsibilities were discussed.
- 2) Pool Parking Lot: Advanced Asphalt plans to begin work the week of Oct 14th (\$8810)
- 3) Pool Repairs: Board discussed repair options and reviewed bids from Mid-America Pool Renovation and Titan Aquatics. Board selected Mid-America's \$25,990 bid, although Teresa will attempt to negotiate a better price.
- 4) New Neighbor Process: Board discussed the option of moving homeowner info to the website, make access via password, and eliminate the need for hard copies to be distributed. After discussion, the Board decided to leave the process as-is, but will seek someone to maintain the directory binders.

- 5) October Scoop:
 - a. Announce Board members and Committee Chairs
 - b. 2020 dues statements will be sent in October (\$545)
 - c. Halloween Party info (plans or cancel)
 - d. Garage Sale thank you to Cindy Goldschmidt
 - e. New Neighbors
- 6) Historical Records: James took possession of two tubs from Joe and will sort through it and determine what is of value and what can be shredded.
- 7) Pool House Phone: Per Oliver, disconnecting now will result in less total annual expenses.

Tabled Business:

- 1) (Oct 2018) Financial Audit: Merits and need were discussed, but final decision tabled
- 2) (Dec 2018) Pool Area Maintenance: The pool house and wrought iron fence will need to be painted at some point.

Adjournment: 7:40 pm

Next Meeting: 6:30 pm November 12, 2019 @ James'

Approved by Board 11/12/2019