



## Board Meeting Minutes

### December 12, 2023

**Call to Order:** 5:59 pm

Board members present: Michelle Wells, Gary Chullino, Creighton Miles, Joe Fennesy, James Towler  
Guest: Jacob Buttram, American Family Insurance Agent

**Insurance Policy:** The previously separate HOA and Board policies will be combined into one for 2024. Although 2024 rates are relatively flat, Jacob indicated we should plan for a potential 25-30% increase for 2025. He also recommended adding coverages for "Dishonest Employees" and "Non-monetary Damages", as well as increasing our "Directors & Officers" coverage above \$1,000,000.

**Minutes:** The minutes from the November meeting were approved.

#### Old Business

1. Retention Lot Sale: Engineering Solutions is reviewing the original Savannah Ridge drainage plan and will provide feedback regarding the feasibility of developing the lot.
2. Grinder Pump Main Line Transfer to City: City did walkthrough of the properties. Awaiting feedback.
3. CAP Revisions: Tabled
4. Scoop Distribution: Block captains are in the process of polling members to identify those who prefer receiving a hard copy.
5. Gift Distribution: Price Chopper gift cards were distributed to committee chairs and block captains.

#### New Business

1. Treasurer's Report: Reviewed and approved Nov report. 2024 dues have been paid by 37 members.
2. HOA Insurance Renewal: Board selected the Platinum level, including coverage for non-monetary damages and dishonest employee. Directors & Officers coverage to remain at \$1 million.
3. 2024 Mowing Contract Solicitation: Approved as drafted.
4. Board Communications with Homeowners: Board agreed the combination of existing methods used (E-mail, Scoop, text, website, mail) are adequate.
5. December Scoop Articles: Add a note that unless we get more participation, the Board may consider out-sourcing the management of our HOA which will increase the annual assessment.
6. Bylaw Revisions: Tabled
7. Other: A homeowner revisited the issue of excessive speeds on Georgian Drive. Gary to contact homeowners on Georgian as well as the Dalton's Ridge HOA to determine level of interest in requesting a Traffic Study by the City.

#### Tabled Business

1. CAP Revisions
2. Bylaw Revisions

**Adjournment:** 7:55 pm

Next Meeting: January 9, 6:00 pm @ James'