

Savannah Ridge Homeowner's Association

Board of Directors Meeting Minutes

September 2019

Opening: Call to order from Teresa Waller at 6:35 pm on September 3, 2019

Present: Teresa Waller, Oliver Helfrey, Lee Ann Sinclair, James Towler

Prior Minutes: The August minutes were reviewed and approved.

Treasurer's Report/Financial: The August budget report was reviewed and approved.

Old Business:

- 1) Pool: Board declined Olympic's offer to extend pool season for \$75 per day
- 2) Fireworks: Neighbor requested that the HOA impose time and size limits on fireworks in the neighborhood. Teresa advised the homeowner the issue is a law enforcement matter outside the Board's authority.
- 3) August Scoop: Teresa provided information regarding:
 - a. Cynthia Goldschmidt being new Neighborhood Watch committee chair
 - b. Montgomery Irrigation will perform system blowouts for \$40
 - c. Annual meeting at 7:00 on Sept 10 at DWMS
 - d. Fall is the best time for lawn renovation
 - e. Thank Activities committee for another successful pool party/picnic
- 4) Annual Meeting: Oliver sent E-mail reminder of 9/10 7:00 meeting at DWMS
- 5) 2020 Budget:
 - a. Other than work on pool (see below), committees are OK with same budget for 2020
 - b. Vance Brothers Asphalt advised surface sealing pool parking lot is not possible due to prior application of coal tar product. Board awaiting bid from Paradise Asphalt.
- 6) Registered Agent: Teresa provided latest Directory
- 7) Fall Garage Sale: Cynthia set dates of Sept 26-28

New 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 \$525 (\$30 increase). In the absence of unplanned expenses, this should add ~\$8000 back into contingency fund.

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. The Board will coordinate with the Common Grounds committee in March or later.

Adjournment: 7:44 pm

Next Meeting: 6:30 pm October 8, 2019 @ Lee Ann's

Approved by Board 10/8/2019