

HOA Board Meeting – 11/29/2022 7pm

President called the meeting to order at 7:03pm

- Apologized for the short notice of meeting agenda. This was provided to Leland two weeks before the
- meeting and was not sent out to residents. The board did not recognize this occurrence and apologizes
- that it will not happen again.
  
- No minutes were available to approve from the last meeting
  
- Roll Call: All BOD members were present
  
- Items
  - Big Don's:
    - submitted their 45-day notice to not provide food at the clubhouse. The board is
    - looking into options for a path forward.
  
  - Harassment/ Hostile work claim filed. The board is doing an investigation on this
  
  - Leland Property Management
    - TERM: per ARTICLE VI, Section 6.01: Please let this letter hereby serve as an official notice to the Board of Directors of The Savannahs at Sykes Creek Homeowners' Association, Inc. that Leland Management, Inc. will not be renewing our existing management agreement at the end of our term. We anticipate continued management services through the end of our contract concluding on January 31, 2023. However, if you wish to transition sooner, we would be able to accommodate that request. We will be prepared to transition all official records and respective funds to your succeeding management company. We have enjoyed working with the Association over the past year and we are thankful for your partnership. This decision was not easy to make but hopefully the Board can understand, given the concerns we have shared.
  
- Treasurer Report
  - Expressed concerned over the current financial situation that we are in and working through.
  
  - We are working through account access issues, bounced checks, getting information from the bank on the accounts and what has and has not been paid. Still figuring out the automatic withdrawals as well.
  
  - Due to these factors, it has been difficult to keep a positive cash flow, but the golf course is making money; revenue is up compared to last year.
  
  - Access to the accounts is being cleaned up as well so the access will be limited to who need it and limiting the automatic payments until they can be determined and budgeted appropriately.

- A separate budget for the golf course is being work as well.
- An HOA budget was submitted by Leland, but changes will need to be made to it due to the separation.
- The board president asked for a continuing resolution to straighten out both the HOA and golf course budgets until they were done.
- Treasurer Some thought that this was not an option/allowable
- Motion by Ron –
  - Approve the budget that was submitted by Leland. Seconded by Chris. Third by Joyce. *(NOTE: Verbally stated by the president is the correct \$1,400 assessment)*
  - The motion was approved with 3 Yes (Ron, Joyce and Chris). 2 No (Bill and Paul)
- Assessments Discussion
  - The assessment was set at \$1400
- Communication
  - The board currently has no good communications platform. The board has no access to the Savannahs emails at this time and personal accounts should not be used.
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  - The board looked at different platforms and has found the google platform is a good system and the same price as others. The transition time could be a week or less once executed.
  - The cost would be approximately \$100/month on a monthly basis (\$12 per user per month)
- Motion made by Bill:
  - To change to the google platform for the board to use. Seconded by Paul.
  - Motion Passed.
- Directors Report:
  - With the mailboxes getting older and the cost for the replacement at \$650 and the previous board's approval of an alternate approved mailbox at a cost of \$200, another option was investigated.
  - New guidance for the mailbox found on Amazon for \$84.40 was signed by all board members before the meeting.
  - The new mailbox guidance will be posted on the website under the ARC/mailbox guidance.
  - Dan S was the lead for the Workforce Committee to do work around the neighborhood, he has moved out of the neighborhood and will be missed. Paul will now be the Chair of the Workforce Committee. This will also be updated on the website. Requests for help can be emailed to: savannahsworkforce@gmail.com

- Paving – This should start soon within the Savannahs. When this starts, please notify any lawn service or other help you have as well as not park on the street so the paving can be completed.
- When the city fixed the sidewalks some sprinkler heads were broken at the beginning of the neighborhood. These will be fixed when paving is completed.
- The pigs are tearing up the front entrance again. We are trying to water this area less to cut down on their food source.
- Secretary
  - Will continue to manage documents there are 3 that will need comment from the board.
  - Updated Bi-Laws – a year ago updated bi-laws were paid for but not reviewed and implemented. The board will review and discuss them in January.
  - Code of Conduct policy (for employees and board)
  - Discrimination Policy
- ARC Approvals – The following were submitted to, reviewed, and approved by the ARC Committee
- Motion by Bill to Approve all the ARC submission listed:
  - 2980 Savannahs Trail
  - 3385 Savannahs Trail
  - 3295 Savannahs Trail
  - 4250 Savannahs Trail
  - 4009 Sandridge
- Seconded by Chris. Approved by all in the board.
- Motion to make Chris the Community Chairperson. Seconded by Paul. Approved by all in the board.
- The board is coming up with a checklist and transition responsibilities so they can be integrated into
- the business processes moving forward.
- Comments/ Questions from the Floor:
- Maria Weeks – Thanked the board as it is a full-time job. The former president Joe has met with the current president to transition things. Joe is available to meet with board members if needed and all are welcome into their home whenever.
- Cathy Madigan – 4145 Savannahs Trail
  - Asked the board to delay the meeting when she arrived but was glad the HOA relayed the information as there has been a great deal that has occurred in the last 3 weeks.
  - Verified Assessments will stay at \$1400 normally due 31 Jan, can be divided in 2 payments like last year, and a letter will be sent out with this information to the community.

- Verified with the board that assessments will not go up next year. Board Response – These were both verified.
  - Mentioned expenses went above the budget last year – i.e. insurance tripled. Could the board provide highlights of where the budget went off and why? Board Response - The board will look into this.
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  - When the paving happens, they (the city/paving company) will place a door knocker on each door to alert the residents. There is still not date set for paving yet.
  - Suggest having questions or comments at the beginning of the meeting or written on note cards (via index cards or comments in google) so that they can be considered and addressed as part of the meeting vs. at the end. Board Response - The board will look into this.
- Larry Fitzgerald – 3550 Savannahs Trail
    - Current financial status is a concern. When he went through the Aug financials, he saw bleeding. For example, in the HOA budget it was \$40K over - Ins \$??, Miscellaneous \$10K – What was the miscellaneous used for?
    - Board Response – The board will look into this.
    - Golf budget was over by \$80K – building (a lot was done), maintenance, safety and security. There was \$10K for safety and security – What was this used for? Board Response - The board will look into this.
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    - Asked if there was any intent for the board to have an audit done from the last board? Board
    - Response – The last audit was from 2022. There is no plan for an audit at this time we need to get the books right first.
- Carol Fair (Spelling??) – 4105 Sandridge
    - Verified that all the streets in the neighborhood will be paved. Board Response – Yes
    - What email should be used to get ahold of the board?
    - Board Response –savannahcommunications@gmail.com
    - The Secretary, Chris, will send another out an email about Santa for Seniors on 12/3 with donations accepted till Dec. 11 th .
- The Secretary asked if everyone was getting his emails. If not, please let him know so that he can verify emails to rectify the situation ([savannahcommunications@gmail.com](mailto:savannahcommunications@gmail.com))
  - Please fill out the events questionnaire on the tables and return prior to leaving the meeting.
  - There are several events in December that will be emailed out shortly, including Santa at the clubhouse on the 4th from 5-7pm, Bingo on the 9th , Trivia, and Holiday party with Karaoke on the 16 th .

- The next board meeting is currently scheduled to be on January 29
- The meeting was adjourned at 8:06pm