

# SAVANNAH LANDINGS

HOMEOWNERS ASSOCIATION, INC.

**Annual Membership Meeting  
July 15, 2019, 7:00PM  
Savannah Landings Clubhouse  
Meeting Minutes**

**1. Call to Order-Certifying of Quorum:**

The Annual Membership Meeting was called to order by President Donald Jones at 7:12 p.m. Directors Diana Portillo, Carol Galloway, Faye Peavyhouse and Susan Martin were in attendance. Jeana Wynja represented McNeil Management. It was determined that a quorum was established with a total of sixty-one (61) lots represented, forty-one (41) in attendance and twenty (20) by proxy.

**Proof of Timely Notice:**

Proper notice of the meeting was mailed to all owners at least fifteen (15) days in advance. Manager will place the Affidavit of Mailing in the Association files.

**Reading of Unapproved Minutes:**

Manager read the 2018 Annual Meeting Minutes aloud.

**On Motion:** Duly made by Susan Martin, second by Carol Galloway and carried unanimously.

**Resolve:** To approve the 2018 Annual Meeting Minutes as read.

**2. Unfinished Business – None**

**3. New Business**

**Community Update:**

Donald Jones addressed the membership. He extended a thank you to all of the board members and committees for their hard work. Some of the events that occurred this year were roof replacement on 9 buildings, transition to a new rust control company, updated the reserve study, prepared a Reviewed Financial Statement for 2018, garage sale in November, 2 social events, new HVAC unit installed in the clubhouse, security shutter standards were updated, estate sale criteria was updated, new chairperson's appointed for the Social/Clubhouse, Neighborhood Watch, and Gates Committees; due diligence performed regarding berm drainage, pool deck and perimeter fence was pressure washed, skimmer installed in front pond, debris cleanup occurred around front pond, gutters on clubhouse cleaned, landscaping maintenance agreement was negotiated with no increase, front vehicle gate was painted, preventative maintenance service negotiated for back pond aerator, and tree trimming occurred.

**Annual Reporting Requirement:**

Manager indicated that an Association with a total annual revenue of at least \$300,000 but less than \$500,000, shall prepare a reviewed financial statement. This requirement may be waived by a majority of the owners voting at an annual meeting if a report of cash receipts and expenditures is prepared in lieu of a reviewed financial statement. The Board also noted that earlier in the year, they had agreed to have an audit performed in 2021 for January 1-December 31, 2020.

**On Motion:** Duly made by Susan Martin, second by Diana Portillo, and of the 41 owners present, 6 were opposed.

**Resolve:** Motion carries forward to prepare a report of cash receipts and expenditures in lieu of the required financial reporting for 2019.

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## **Election of Directors:**

Manager indicated that three director's terms were expiring (Diana Portillo-Vice President, Carol Galloway-Secretary, and Susan Martin-Director). Diana Portillo and Carol Galloway have expressed an interest in continuing to serve, and two owners have expressed an interest in serving on the Board, Betty Cutting and Dick Sheffield. Manager opened the floor for additional director nominations. There were no additional nominations from the floor. The floor was opened to owners to ask questions of the candidates. No questions came forward.

**On Motion:** Duly made by Carol Galloway, seconded by Susan Martin and carried unanimously.

**Resolve:** To close the floor to nominations.

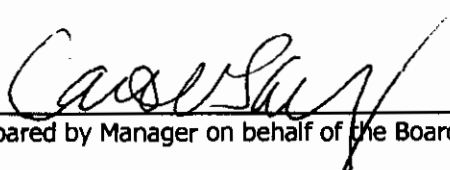
Elections were held to fill the 3 vacancies. The nominees with the highest number of votes and elected to the Board were Diana Portillo, Carol Galloway and Dick Sheffield.

4. **Homeowner Comments:** No further comments.

## **5. Adjournment**

**On Motion:** Duly made by Donald Jones, second by Faye Peavyhouse and carried unanimously.

**Resolve:** To adjourn the meeting at 7:43 p.m.



Prepared by Manager on behalf of the Board of Directors