

MINUTES OF THE SAVANNAH GREENS HOMEOWNERS' ASSOCIATION

ANNUAL MEETING, NOVEMBER 16, 2022

River Club

- I. The meeting of SGHOA was called to order at 6:30 pm.
- II. A quorum of 29 owners were present in the meeting, 26 in person, 3 on Teams (virtual). 14 Proxies were also presented at the meeting.
- III. **REPORTS**
 - a. **Landscaping-** Bob Sloan
 - i. **2022 Maintenance**
 - ii. **Tree Trimming Removal** - In 2021 a budget of 13,800 was approved for tree trimming and removal. There was an initial approval of \$26000. However, the only tree removed 3799 Bayou for \$625. In August a homeowner asked if we had the money to trip the branches off her pine tree, she was told no, she paid \$350 herself. The money was repaid to her in recently. In October Bob contacted the University of Idaho Extension Office to come out and inspect our trees and shrubs. Suzanne Bell came out, Tony Kusha and Bob Sloan accompanied her around th subdivision. She indicated which trees need to be removed and which ones needed trimming, Bob used that as a guide for the Scope and Schedule per Attachment 4. Gary Broker also provided him the list of tree work approved in the 2021 annual meeting. For 2023 Bob received bids from Wolfe Trees and Boise Trees for the project (attachment 4). Wolfe quoted \$12,500, Boise Tree quoted \$18,670 but also included an extra item #15 to trim shrubs so if that is removed the apples to apples quote from Boise Tree is \$16870. Discussed the tree by the fire gate that the company recommended we remove versus trim because it will look odd if we trim it enough to get the fire gate open. We are going to try first to trim it up 14 feet to create clearance without having to remove the tree. This will save us about \$1,100. There was a discussion by homeowners about the large amount of trees being removed, there were concerns by some that it may be too many at once. Want understanding on the why, black locust tree bugs and hollow inside, 2 trees already cut down noting but stump so removing those, a tree at 3943 Bayou that is very messy dropping lots of needles and pollen so going to clean that up, some trees will be replaced after removal. U of I said we are overwatering our grass and underwatering the trees. That causes the roots to come to the top to seek water and causing the trees to die and be top heavy which is dangerous. There are two pine trees laying on top of the roof, we are getting rid of those. Another is causing the sidewalk to raise up and more blocking the mailboxes. Also discussed in the past we had a 3-year tree/shrub plan, that has fallen by the wayside. We are playing catch up but the goal is to get back to a running 3-year plan going forward. Bob recommends we hire Wolfe at revised quote of \$11,400. Motion to approve was made, and motion was seconded. Motion passed

- iii. **Fall Cleanup & Pruning-** Hired Lawn Pro to clean up our fall leaves and cleanup. It appears every one in the neighborhood is happy with the work so far. They are not done, waiting on a few trees to finish dropping the leaves. In Bob's opinion they've done a great job and it's a friendly crew. Based on this he is going to call them and have them continue the cleaning project at a cost of \$3,500 for 2 cleanups.
- iv. **Avalon Contract Cancelled-** Saved the HOA substantial amount of money for the remainder of 2022
- v. **Landscape Bids for 2023-** Lawn Pro bid is \$35,000 which includes lawn maintenance, mowing 31 times, spring and fall cleanup, sprinkler service, fertilize, aerate, and pruning. See Attachment #2. Motion to approve was made, and motion was seconded. Motion passed
- vi. **Snow maintenance expense 2022** - maintenance got out of control last winter, Avalon took advantage we were \$12800 over budget. See Attachment 8. There was a lot of confusion, Avalon identified our subdivisions as a no tolerance, that was not the discussion the board had. The board members worked fulltime and didn't know the number of times they had been out. We weren't billed as they went, they billed us at the end of season and we were completely shocked at the cost and number of times they came out. We tried to argue the bill and we were not successful.
- vii. **Snow maintenance contract 2023-** Bob wrote up a bid to clean up our streets and alleyways when snowfall is 3 or more inches have fallen. No sidewalks are included at this time, we can add later if we wish. See Attachment 3.
- viii. **Gutters**
 - 1. Attachment 5

b. **Financial Review**

- i. **2022 Budget through September 2022** - 2022 budget had an annual operating expenses of \$95850. Through September we have spent \$72,822, we have 23000 left over for the rest of the year. Item 1 line 5000 they had put that in the wrong line code, Bob moved that. Item 2 the irrigation repair at 3799 Bayou water leak costing \$1,414 in the crawlspace. Cause was broken sprinkler homeowner contacted Riverside who contacted Avalon (they were emailed about it 3 times). It took Avalon a month to come out and inspect it causing the damage. Bob tried to get Avalon to pay for the damage, Avalon said since it wasn't reported as an emergency they aren't responsible. Snow remove is the 3rd item of \$12785 over budget. Bob asked for a motion to approve. Lori Casady asked Bob to look at 2022 actual through September, the transfer to reserve is only 8 months not 9 months, should be \$46800 not \$41600. That's going to make us short on what the operating income. Bob will fix that. Bob also noted that last year the homeowners voted to change the reserve transfer from \$6200 to \$5200 per month, Riverside is still taking \$6200 so in September he called Riverside asked them to put the extra money back in operations. In October they transferred the wrong amount again, Bob again told Riverside to fix it. No reason to vote on this unless there are changes to the budget as approved last year. See Attachment 6

- ii. **2022 Supplemental Budget** - one more expense for sewer not already discussed above, sewer repair at 4004 Bayou, tree removed (in tree budget) and sewer repair, \$2350. Total to approve of \$16549.62. See attachment 7. These are expenses that have already been spent/approved. question asked if insurance would cover this, due to both the damage (not likely covered by insurance) and the deductible of \$2500 that isn't an option. The \$2500 insurance deductible started quite a discussion, although the homeowners approving the new insurance with a \$2500 deductible it was pointed out that the CC&Rs have not been updated to reflect this. The HOA Board needs to rectify this for 2023. Motion to approve was made, and motion was seconded. Motion passed.
- iii. **2023 Proposed budget** - Will have an income of roughly \$148700. Added line 5010 added for unforeseen repairs such as the sewer repair in 2022, used \$6850 for budget. On back page is the water, Bob called GC Water dept charges \$118 month during winter per meter to keep the water on, found we could have the irrigation water turned off to save \$1400. Bob had the water turned off November through March, there is no charge to turn it off or turn it back on. Question was asked about the non-member fees, it was explained that this what the non-HOA homeowners and Plantation assisted living pays to us for use of the roads, snow removal, seal coating etc. Water costs with GC recently went up 18%. See attachment 9. Motion to approve was made, and motion was seconded. Motion passed.
- iv. **2023 Requested Projects** - Enhancements. Discussed option of adding a cluster mailbox at cost of \$15K. consensus was there was little interest in this proposed expense. Suggestion was to clean up the mailboxes we have. It was pointed out that the mailbox maintenance and expense belongs to the individual homeowner. Discussed touching up the paint on the utility electrical boxes and mail sign on State street. It was pointed out that we would need to contact Idaho Power first, in the past there was an issue with this. Exterior doors, many need to be repainted and repaired. Discussed Gutter covers - consensus was there was little interest in this proposed expense at this time. Agreed that cleaning the gutters is a better way to manage the gutters. It was mentioned that many of the gutters are leaking, Bob noted the contract for free repairs was within 2 years which has passed. Homeowners said it has not been 2 years on all of them as it took the company 18 months to install all of them. There may be some coverage for fixing the leaks if we address it soon before the 2 years are up. Discussed the concrete repairs needed on sidewalks. Do we want to get a bid on the concrete repairs? U of I suggested we put bark around the trees to hold in more water, cost \$700. See attachment 10. Gary Broker made a motion for money from 2023 reserve account for the period ending 12/31/23, after receiving bids for the following projects to proceed with the following projects \$7,000 for concrete repairs, \$7,000 for painting (7 electrical boxes and doors in need of paint) (the HOA is responsible for replacing doors as needed) and \$15000 start to remove and replace for dying shrubs and bushes. The shrub project is in addition to the tree project mentioned above. Also discussed trim around front

door and patio, bottom 4-6 inches is peeling at most homes. The trim inside the patio isn't technically the responsibility of the HOA but it may make sense to include in the bigger project. Also main street sign is in need of paint and repair. Spray paint the metal bases on the mail boxes, but it is technically the individual homeowner's responsibility. The Shrub repair would begin the multi-year plan development for landscape needs. Also thinks the \$700 or bark would fit into the landscape plan. Total amount \$29000 from reserve acct for 2023. Also discussed was the water problems on the back of Biscane, the drainage issue - it will be an expensive repair. Anytime it rains or leaves, it floods and freezes. Water running down bayou backs up at the mailboxes. These are issues we need to get bids to correct these problems. Also discussed that gas meters do not have street numbers making it hard to know which meter would need to be turned off in an emergency. Motion to approve was made, and motion was seconded. Motion passed.

c. **New Business 2023**

i. **Cost Savings**

1. Irrigation Water off November through March - See above for this discussion

IV. Election of Board of Directors

Since we did not have a nominating committee all nominations for 2023 were accepted from the floor.

Nominations were made for Bob Sloan (accepted), Gary Broker (accepted), Ben Ysursa (accepted), Traci McClure (declined to accept), Tony Kusha (declined to accept), Lora Lee Casady (accepted). Gary, Ben, Bob and Lora Lee were elected to the Board of Directors for 2022 through show of show of voting cards gathered from those present and those who sent in Proxy statements.

- V. Miscellaneous** Thanked Gary for fixing the library box. Agreed that those that want a monthly payment book for HOA fee needs to opt in to receive a payment book. Reminded everyone of the Yahoo mailbox for HOA correspondence and that Riverside is the first point of contact. Please do not stop board members when out in the community to complain to them, contact riverside.

VI. Committees

We need to establish committees to review and work on the following areas:

- Architectural Committee
 - Need volunteer team of 1 board member and 2 homeowners
- Landscape Committee
 - Need volunteer team of 1 board member and 2 homeowners
- Nominating Committee for 2024 – Katherine Noble volunteered
 - Need volunteer team of 1 board member and 2 homeowners
- Review of Monthly Dues – to create parity
 - Need volunteer team of 1 board member and 2 homeowners
- CC&Rs – update and clarify
 - Need volunteer team of 1 board member and 2 homeowners

VII. Adjournment - Meeting was adjourned at 8 pm.

Attachments:

1. **2022** Annual meeting agenda
2. Scope and Schedule for Lawn Care
3. Scope and schedule of work for snow removal
4. Scope and schedule of work for Tree Project
5. Scope and Schedule of work for Rain Gutters
6. **2022** SGHOA Actual Budget through September 2022
7. **2022** Supplemental Budget for through September 2022
8. **2022** Snow removal charges
9. **2023** SGHOA Proposed Budget
10. **2023** Requested Projects
11. **2021** Annual Meeting Minutes