

SAVANNAH GREENS HOMEOWNERS ASSOCIATION
OCTOBER 10, 2023
MINUTES – YEAR 26

The meeting was held at Plantation Place, 3921 N. Kessinger Lane, Boise, Idaho. President Ben Ysursa called the meeting to order at 6:30 p.m.

HOMEOWNERS IN ATTENDANCE

Steve & Lisa Alexander	Teresa Lavoie
Phillip Bernard & Preston	Lou Ann McKay
Brian Bohner	Cyndi Ogle
Gary & Bea Broker	Randy & Carolyn Rice
Lois Brooks	Rosemary Roscoe
Nancy Cenell	Alice Rupe
Jerry & Marilyn Collins	Bob & Carmen Sloan
Tom Couch	Sandra Spear
Candice Crow	Janice Stephan
Dick English	Georgia Stone
Linda Green	Terry Thomas
Donna Jarman	Sue Troyer
June Knowlton	Greg & Molly Vaughn
Joan Lang	Ben & Penny Ysursa

PROXIES RECEIVED

Tonya Clark	David Godbout & Katherine Noble
Gary & Debra DeGrange	Leandra Parker
Frank Delavan	Cynthia Trail
Anthony & Deborah Kusha	Robert Wilfong
Thomas Lingbloom	

ALSO IN ATTENDANCE

Anthony Korell, Riverside Management	Alex Robinson, Plantation Place
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WELCOME AND INTRODUCTIONS

Ben welcomed homeowners, introduced himself, Board Treasurer Gary Broker, Anthony Korell of Riverside Management, and Alex Robinson of Plantation Place. Ben thanked Alex for hosting the meeting. Alex welcomed those in attendance and stated that several services are available to Savannah Greens residents, such as short-term stays, meals and others. For more information about available services at Plantation Place contact Alex at 208-853-7300.

ESTABLISHMENT OF A QUORUM

Anthony, Riverside Management, announced that a quorum was present in person and/or by proxy.

BOARD REPORTS

President - Ben stated that his goal was to make Savannah Greens “green” again; and he was proud of that accomplishment, thanks to efforts of the Board, Landscaping Committee and the Lawn Pro landscaping crew. He thanked the Landscaping Committee, ACC committee, Welcome Committee and Nominating Committee members.

Treasurer - Gary stated that current 2023 financials were mailed in the packet to homeowners, including the following treasurer’s report: “Savannah Greens Townhomes are now 25 years old and a large amount of unmet maintenance has accumulated. A series of maintenance projects were completed this year. The sidewalks were repaired from the damage done primarily from overgrown tree roots, and they now meet federal ADA standards. The large electrical transformer boxes were painted for the first time. Maintenance painting was done on the front signs, mail box stands, some front doors and the white trim on the building exteriors. Major work has been completed on the sprinkler system, with more work needed this coming year. Large areas of dead grass were replaced. The trees were trimmed off the roofs, streets, and sidewalks; and the trees most severely damaging the sidewalks were removed. The first phase of removing and replacing overgrown and dying shrubs and bushes was completed, with a second phase to be completed this coming year.

Approximately \$78,000 was spent on these projects from both financial accounts. With the completion of the second phase of the shrubs and bushes project, the tree project, and further sprinkler system updates this coming year, the maintenance backlog should be eliminated. The HOA can now switch to a routine, annual maintenance program that will be much more economical year after year.

All expenses for the completed projects and the annual insurance premiums have been paid year to date. The 2023 budget for gutter cleaning of \$2,500 anticipated a single, annual cleaning in December. Following several homeowner’s requests, work was authorized for cleaning and leak repair in August, with additional costs for system improvement and repair to be identified during the cleaning process. The system repair cost and the cost of the required December cleaning is unknown as of this date.

The remaining 2023 year’s budgets will be balanced. All this was accomplished with no need for special assessments or dues increases. This was possible because of the funds transferred to the Reserve Account each month in the past years. The projected cash flow in both the Operating Account and the Reserve Account will be adequate to support anticipated operations into the future.”

COMMITTEE REPORTS

Architectural Control (ACC) - Alice Rupe reported: “The 2023 ACC Committee members were Alice Rupe and Gary Broker. Five requests were reviewed and approved. In many cases, consultation with homeowners took place. By doing this, we were able to share and track information about similar projects, contractors, and resolve any areas of confusion. All of this helps us maintain property values and ensure that the CC&R’s continue to be followed.

Projects approved this year included:

Storm/screen door purchase and installation	Solar tube installations
Patio cover design and installation	Realtor signage

Thank you to those homeowners who followed the process by submitting ACC requests for changes to their property. As a reminder, all changes to the “as-built” structures at Savannah Greens require an ACC request to be approved. This is a simple process. Explanation and instructions are set out in the “Making Changes” document (including forms) that is available in the Homeowners Handbook and is also linked on the HOA website at Riverside Management. If you are still unsure whether you need to do this or how to do this, please send an email to Anthony at Riverside Management requesting that an ACC member contact you.

Lastly, as a reminder, the “Responsibilities Matrix” is an important document that clarifies many questions about whether the HOA or the Homeowner has responsibility for maintenance and when an ACC or Landscaping Request must be submitted. This document is linked on the HOA website at Riverside Management.

Thank you for your support. We are looking forward to a great 2024.”

Landscaping - Joan Lang reported: “The Landscaping Committee consists of 5 homeowners: Pat Hedrick, Sue Troyer and Bea Broker representing Bayou, Alice Rupe representing Kessinger, and Joan Lang representing Ashville. Our mission is to make your home look nice.

The Committee approved the “Landscaping Change Request” form, and reviewed and approved the “Landscaping Policy.” Both documents were submitted to the Board for final approval, and are included in the Savannah Greens official documents on the Riverside Website. Homeowners are reminded that they are required to submit a “Landscaping Change Request” form before any changes in the existing flower beds.

The Committee recommended adoption of a 3-year plan to update and replace bushes and shrubs. In February homeowners were emailed a questionnaire asking them to identify bushes and shrubs in front and beside their homes posing a problem – safety, fire hazard, dead, overgrown or inappropriate. Homeowner responses were assessed and confirmed with Lawn Pro during a complete subdivision walk-around (temperature a miserable 30 degrees). In year 1 of the 3-year plan, 73 bushes and shrubs were removed and 63 were planted.

In July a second questionnaire was emailed to homeowners, and responses were

included in the development of year 2 of the 3-year landscaping plan. Follow-up walk-arounds were completed with Lawn Pro (temperature a sweltering 100 degrees). In 2024 the committee projects that 57 bushes and shrubs will be removed and 69 will be planted. Trees were added to the plan, 7 to be removed and 9 to be planted. The committee is in the process of compiling information for year 3 (2025) of the landscaping plan. And looking forward to more 30 and 100-degree walk-arounds.

The Landscaping Committee thanks the homeowners for support and participation in updating our landscaping. We couldn't do this job without you and your continued involvement. We also appreciate the support of the 2023 Board, and we look forward to working with the new Board in 2024"

Welcome - Gary reported that a new Savannah Greens Handbook was developed and distributed to all homeowners. This Handbook will be reviewed with each new resident to familiarize them with our community and its rules.

The following is a list of resident changes this last year:

6 Homes were purchased

3920 Bayou	Brian and Nichole Bohner
3799 Bayou	Reed and Karen Thorley
4086 Kessinger	Cynthia Ogle
3848 Bayou	Steve and Lisa Alexander
3927 Bayou	Le Parker
5920 Ashville	Richard Bennett

1 Renter moved in

3863 Bayou	Dick Barrell
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1 Owner moved into rental

4006 Kessinger	Greg and Molly Vaughn
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2 For Sale

3959 Bayou	Bob Sloan
4071 Bayou	Gina Mikelson

Ben welcomed and recognized new homeowners Brian Bohner, Cynthia Ogle, Steve & Lisa Alexander, and Greg & Molly Vaughn.

Nominating - Ben reported that Katherine Noble and Sue Troyer contacted homeowners and identified 5 who agreed to be nominated for the vacant positions on the Savannah Greens 2024 Board of Directors.

APPROVAL OF ANNUAL OPERATING BUDGET

Projected Revenues 2024	+ \$159,850.00
Projected Operating Expenses 2024	- \$ 97,450.00

Transfer to Reserves at \$5,200 per month - \$ 62,400.00

The following resolution was made by Tom Couch, seconded by Jerry Collins and unanimously passed:

BE IT RESOLVED THAT

The homeowners of Savannah Greens approve the 2024 budget as presented for the period 1/1/2024 – 12/31/2024.

APPROVAL OF RESERVE PROJECT BUDGET

Sprinkler System Maintenance – \$8,000

Siding Repair – \$3,000

Shrubs and Bushes – \$11,600

Trees – \$14,500

Gutter Maintenance – \$10,300

Asphalt Maintenance – \$15,000

Total \$62,400

The following resolution was made by Sue Troyer, seconded by Georgia Stone and unanimously passed:

BE IT RESOLVED THAT

The homeowners of Savannah Greens approve the Reserve project budget in the amount of \$62,400 for the period 10/10/2023 – 12/31/2024.

NOMINATIONS AND ELECTION OF BOARD OF DIRECTORS

Ben stated that the following 5 homeowners were nominated to serve 1-year terms on the Savannah Greens Board of Directors:

Brian Bohner

Sue Troyer

Dick English

Greg Vaughn

Ray Spear

The following resolution was made by Alice Rupe and unanimously passed:

BE IT RESOLVED THAT

The homeowners of Savannah Greens approve the slate of the nominated homeowners to serve 1-year terms on the Savannah Greens Board of Directors.

ADJOURNMENT

Tom Couch moved that the meeting be adjourned. Ben adjourned the meeting at 7:30 p.m.