

**SAVANNAH GREENS OWNERS' ASSOCIATION
ANNUAL HOMEOWNERS' MEETING**

October 15, 2024, 7:00p.m.

Plantation Place Dining Room

1. Call to Order: SGHOA Board President Dick English called the meeting to order at 7:03p.m. Dick welcomed the homeowners attending the meeting and introduced Fred Galan from Riverside Management Company. Dick thanked Alex Robinson and Rebecca Surline from Plantation Place for hosting the meeting. New homeowners Bill and Anita Gallagher and Tim and Anita Killeen were introduced; as were Susan Troyer, SGHOA Board Secretary and Vice President; Ray Spear, Board Member at Large; Bea Broker, Chairperson of the Landscape Committee; Alice Rupe, Chairperson of the ACC; Lisa Alexander and Nancy Cenell, Co-chairs of the Welcoming Committee. Dick especially thanked Ben Ysursa and Gary Broker from the previous Board, who collaborated to bring us a new HOA insurance policy at a very challenging time in the insurance industry.

2. Report of Quorum: Fred Galan from Riverside Management reported a quorum was present in person or by proxy, with 28 homeowners in attendance and 8 proxies submitted.

HOMEOWNERS IN ATTENDANCE:

Lisa and Steve Alexander	Deborah and Tony Kusha
Philip Bernard	Joan Lang
Bea and Gary Broker	Teresa Lavoie
Lois Brooks	Cynthia Ogle
Nancy Cenell	Leandra Parker
Tonya Clark	Alice Rupe
Ann and Tom Couch	Andrea and Ronald Sargent
Candice Crow	Sandra and Ray Spear
Dick English	Janice Stephan
Linda Green	Terry Thomas
Patricia Hedrick	Susan Troyer
Donna Jarman (3 homes)	Ben Ysursa
Anita and Tim Killeen	
June Knowlton	

PROXIES RECEIVED:

Regina Blausler	Marcie Hersey
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Marilyn and Jerry Collins
Frank Delevan
Anita and Bill Gallagher

Traci McClure
Carolyn Rice
Georgia Stone

3. Reports of Officers:

President: Dick English

*While this Board started our year with five members, we quickly shrank to three and Dick tried to perform the Treasurer role with help from Gary Broker and Lori Casady. Given the loss of two Board members, this Board focused on maintenance, timely resolution of urgent repairs, parking enforcement, and timely monthly reporting to the HOA.

*Dick noted he appreciated the commitment and hard work of Bea Broker and the Landscape Committee and that of Alice Rupe and the ACC. He commended Susan Troyer, who has juggled several roles this year and has diligently updated numerous documents, performed both Board Secretary and Vice President roles, and enabled us to address time-sensitive responsibilities. She has been an unwavering partner without whose efforts the Board would have struggled to keep up with its responsibilities.

*Dick noted he has tried to share important information with the HOA membership through messages which were distributed with Board meeting minutes and hoped they were received and were helpful.

Financial Report - October 2024

*Please also refer to the financial reports provided in the Meeting Notice.

*The Association is operating within budget for both the Operating Account and the Reserve Account maintenance projects for the 2024 budget year. Both funds are projected to end the year with a slight increase in their accumulated balance. The association remains in a very comfortable position.

* The budget request for 2025 assumes monthly dues will remain unchanged. After transferring nearly 40% of the total monthly dues to savings in the past years, \$11,300 of a projected total of \$75,000 accumulated cash balance will be used to balance the operating budget. Expenditures at this projected rate can be maintained for at least two and probably three years before any adjustment in the amount transferred to savings (Reserve Account) or increase in dues must be considered.

* There are three maintenance projects recommended to support and continue the three-year landscaping plan. Additional maintenance projects will need to be developed by the new Board for 2026.

Secretary: Susan Troyer

* Sue thanked the previous Board for their mentorship, and also Bea Broker for tutoring her on the email system. And thanks to Alice Rupe for taking notes of this meeting so Sue can write the minutes to distribute to the membership. Sue also thanked the committee chairs for providing timely and informative reports to include in the minutes this year.

*The secretarial role this year has been to facilitate communication with you, the homeowners by providing Board meeting agendas and minutes, and relaying important notices to residents about items such as contractor work. Homeowners are requested to READ the emails when they are sent as they contain pertinent HOA information.

*Other duties included the maintenance of the HOA records and making sure we followed reporting requirements noted in the By Laws and the fairly recent Homeowners' Association Act. Sue also has kept a file of association members addresses, which are contained in the SGHOA Directory, and have maintained a file of email addresses of all residents in Savannah Greens.

*Sue focused on documentation and making sure that all the reporting requirements were met. The SGHOA Directory was updated and sent out to all, with changes emailed to the membership as they occurred. The Directory has been updated and is ready to be sent out as soon as the new Board and committees are finalized. The Homeowner's Handbook was updated and distributed. Thanks to your vote, the CC&R's were amended to reflect the correct insurance deductible information, and any documents containing that information were updated. The Board Calendar for 2025 has been updated. Word copies of some of these documents were saved to be shared with upcoming secretaries so they can easily update them in future years.

*Update on smoke detectors: **Boise Fire will change smoke detector batteries for free IF the detectors are chirping. Call Fire Administration at 208-570-6500, ask for Fire Prevention, and tell them it's for smoke detector service.** (The new smoke detectors being sold are

hard-wired, have a ten-year warranty, and built-in battery backup.) Fred Galan is contacting contractors to see if any will provide this service, which will be at the homeowner's expense. More to come on this topic.

4. Reports of Committees:

Landscaping Committee: Joan Lang

*The Landscaping Committee consists of four homeowners: Ashville representative Joan Lang, Bayou representative Bea Broker, Kessinger representatives Alice Rupe and Teresa Lavoie. Board liaison is Sue Troyer.

*In year 2 of the 3-year plan, 58 bushes and shrubs were removed and 73 bushes and shrubs were planted. Seven trees were removed and 9 trees were planted. The total cost of year 2 was \$26,037.25, and the approved budget was 526,100. The committee left \$75.50 on the table.

*A questionnaire was emailed to homeowners in July asking them to identify bushes, shrubs and trees in front and beside their homes posing a problem – safety, fire hazard, dead, overgrown or inappropriate. Homeowner responses were assessed and confirmed during committee walk- arounds with Woolf Tree Service and Lawn Pro. Using this information, the committee projects the removal of 50 bushes and shrubs and the removal of 10 inappropriate or dying trees. The preliminary plan under consideration includes planting 50 bushes and shrubs and 2 trees, trimming of 27 trees, and the addition of sod and Snake River Pea Gravel in designated areas.

*Deficiencies in the irrigation system were identified at 30 homes during walk-arounds, and these were submitted to Lawn Pro. The Landscaping Committee recommends that plans for the 2025 planting be postponed until these deficiencies are addressed.

*The committee has made extensive efforts to consider the requests of homeowners, at the same time maintaining a consistent subdivision-wide appearance in our landscaping. As year 3 of the 3-year plan draws to a conclusion, we are making progress toward controlling the large, mature

plants and trees to minimize damage to roofs, siding and other components of our community.

*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 support and involvement.

Architectural Control Committee (ACC): Alice Rupe

*The 2024 ACC Committee members were Steve Alexander, Gary Broker, Alice Rupe and Board Liaison Ray Spear. Two requests were reviewed with decision turn-around time within days. In these 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 reviewed this year included:

- o Satellite dish replacement (approved)
- o Patio fencing repair request (denied due to CC&R's identifying this as a homeowner responsibility)

*In addition, through discussions at our committee meetings, and when reviewing requests, we have been able to identify emerging problems and areas where further clarification of CC&R's may be needed.

Examples this year included identification of potential patio fencing deterioration and use of webcams. The committee makes the Board aware of these newly identified areas of question.

*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, please send an email to 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 2025.

Welcoming Committee: Lisa Alexander

*Lisa reported that two homes were purchased this year, and welcomed new homeowners Tim and Anita Killeen at 3959 N. Bayou, and Bill and Anita Gallagher at 3991 N. Bayou. One new renter, Mike Jennings, moved into 3799 N. Bayou. One home at 4071 N. Bayou remains for sale.

Nominating Committee: There were no volunteers for this committee this year, so we will have open nominations for the 2025 Board from the floor later in the meeting.

5. Unfinished Business: None

6. Approval of Annual Budget: Please refer to the financial statements and proposed budget sent out with the meeting documents.

A. Operating Budget: There were no questions or comments concerning the proposed budget for 2025 showing a total annual expense of \$107,100, which is a 10% increase from 2024. The largest increases are in the areas of landscaping and insurance. The following motion was made by Tom Couch and seconded by Donna Jarman:

MOTION: I move that we accept the proposed annual operating budget for 2025.

Hearing no further discussion, the motion carried unanimously.

B. Projects from Reserve Account: Bea Broker presented a request from the Landscaping Committee for reserve funds to complete year three of the 3-year landscaping project, and to have the funds available as of October 16, 2025, so the contractors can begin work before winter. Bea requested \$21,720 for tree work, \$16,300 for shrubs and bushes, and \$5,000 for irrigation work. In the coming years, the landscaping issues should be able to be maintained from the operating budget.

C. Reserve Account: A motion was made by Ben Ysursa and seconded by Tonya Clark as follows:

MOTION: I move the reserve budget be approved with funds available effective October 16, 2024, so work can begin immediately and so the current bids will be valid.

Hearing no further discussion, the motion carried unanimously.

D. Fees and Dues: To comply with the Idaho Homeowner's Association Act, Section 55-3205, the following information is provided to you as homeowners:

***Property transfer fee (on sale of property, paid by buyer): \$100.00**

***Set-up fee (on sale of property, paid by buyer): \$ 75.00**

***As a reminder (not Idaho law):**

Late fee: \$25.00

Non-compliance fee: \$1.00

Interest on total late balance: 2% per month.

***Dues: Triplex: \$248.00, Fourplex: \$186.00, Duplex: \$217.00**

***Homeowner dues will remain the same for 2025.**

7. New Business:

A. Property Management: Given that there has been no response to requests for volunteers to address new projects, and that Riverside Management does not provide such services, it has become apparent that the HOA needs to consider engaging a property management service that can provide project management as well as timely and responsive financial reporting. We propose that a focused committee be formed to engage this issue and make a timely recommendation to the new Board with specifics to address these issues.

B. Reserve Study: A Board must review and update future-oriented cost of operations analysis to assure that sufficient funds will be accrued to address anticipated maintenance and repairs without the need for special assessments. The last formal review was performed several years ago and while an interim assessment has been performed which suggests that there is not an immediate need for adjustment of dues, this Board feels that there should be a formal update of the Reserve Study to assure the HOA that our financial plans are appropriately updated. It is recommended that a committee be formed to update the Reserve Study early in the tenure of our new Board.

8. Election of Directors:

Dick asked for volunteers to serve on the 2025 Board. Hearing none, he asked for nominations from the floor. Again hearing none, Dick explained an HOA, by law and our CC&Rs, has to have a Board of Directors. Sue handed out a list of the services each homeowner would be responsible for if the HOA should dissolve. The biggest issue of many would be the potential inability to get insurance for private units. While the current Board members are not willing to serve another year, they will be available to mentor the new Board. After consideration, the following members volunteered to serve: Steve Alexander, Kelly Bomer (Donna Jarman's daughter), and Le Parker. Alice Rupe moved and Tony Kusha seconded, the following motion:

MOTION: I move we elect the volunteers Steve Alexander, Kelly Bomer, and Le Parker to the 2025 Savannah Greens Board of Directors.

Hearing no further discussion, the motion carried unanimously.

9. Other:

Ben Ysursa asked about replacement of the lightbulb on the light pole on State Street. There was discussion about whether this was SGHOA or ACHD responsibility, and it was determined to be SGHOA responsibility. This issue will be referred to the new Board.

10. Adjournment:

The meeting was adjourned at 8:25p.m.

As the weather is turning colder, homeowners were reminded to close their foundation soon.