

**SAVANNAH HOMEOWNERS ASSOCIATION**  
**Annual Meeting**  
**August 20, 2009 6:30PM**  
**CEDAR FORK COMMUNITY CENTER**

**Minutes**

**Call to order:** Scott Garren called meeting to order. Seconded by Lee Snead.

**Attendance: GM and HOA Board:** Kalyn Bynum, David Robbins, Vicki Scroggins-Johnson, Lee Snead, Scott Garren, Lauren Betcher. (See attendance roster for 33 homeowners in attendance and list of proxies for those who were not in attendance)

**Home Owners Forum:**

Open Forum

1. To HOA Board: Leak on Sidewalk on Star Magnolia by Pool – what is status?
  - a. Town of Cary did not think this is a Fire Hydrant Leak
  - b. Pool does not appear to be leaking since water level is constant in pool
  - c. Next solution is to dig up the area by the lead to determine source
    - i. Possible source is engineering drain that is buriedAction: HOA Board to review and request landscape company to investigate
  
2. To HOA Board: Can GM allow us to pay HOA dues online?
  - a. Homeowners can request their own bank make quarterly ePays to Savannah HOA – this is a free option from most bank accounts
  - b. If GM used a service there would be a significant service fee \$5-6 each transaction.  
HOA Board to review ePay options and make recommendations  
Post Meeting Action (VSJ) – Reviewed Paypal as option for ePay.
    - Surcharge is 2.9% of transaction + \$.30
    - Annual \$502 in dues would be cost \$530 (with fees)
    - Quarterly \$125.50 in dues would cost \$133 (with fees)More options to be evaluated by HOA Board.
  
3. To GM: If the new Board strays from their remit, can you re-focus them?
  - a. GM is hired to manage Savannah’s business. They work for the HOA Board and the HOA. Because of their experience they are a good resource for the Board and HOA when questions arise. If there is a problem with the HOA Board itself, then the general HOA is needed for action. David and Grand Chester Meadows are neither responsible nor accountable, but can advise the board.
  
4. To HOA Board: What is going on with the irrigation well?
  - a. The irrigation well by the Pool is not working due to a leak somewhere in the 400ft pipe. This repair has been contracted and work will begin week of August 24<sup>th</sup>. The well irrigations the landscape by the pool, Phase I and Phase I entrance areas. The well water is “free”. Only the maintenance of the well pump and related pipe is charged to the HOA.

- b. Additional irrigation water is supplied by Town of Cary for the Playground area and Phase 3 along Morrisville-Carpenter road. The HOA does pay for this water and the bill is monthly.  
Action: Members of HOA and HOA Board will work with the Landscape company to find the pipe leaks that prevent the Phase I / well irrigation zones from working properly.
5. To HOA Board: What is going on with the entrance lights?
  - a. New entrance lights were installed on the Phase 3 monument. For Phase I, the lights have been repaired.
6. To HOA Board: Our current HOA lawn care is not cutting the lawn by the natural area (Phase 3) correctly and is also using part of my yard as a right of way. There are usually holes in the yard from the heavy equipment they use every week. What can be done?
  - a. Lawn mowing of HOA Property is reviewed weekly.  
Action: Richard Roberts will speak to landscaper about missed areas and homeowner property line.
7. To HOA Board: I have a Savannah HOA fence at the back of my yard. There are 6 inches of HOA property by the fence that adjoins to my property line. Will the HOA maintain this area?
  - a. The key issue for HOA lawn care is access to the property. There is no easy access to this area for routine maintenance.
8. To HOA Board: Can you do something about peoples lawns?
  - a. A decision does need to be made about the height of lawns and process to ensure compliance with ARC guidelines. There are currently two ARC guidelines for Savannah that were generated by DR Horton. These guidelines sometimes conflict and therefore a revision is needed.
  - b. The type of grass in Savannah is fescue which does need to be longer in height during summer months to avoid burnout. Many homeowners are cutting their lawns too short, the grass dies and then weeds invade the area.
  - c. The Morrisville Town Ordinance on grass height is 12 inches. This is an ordinance set back in the rural days of the Town.
9. To HOA Board: Some people don't have trees in their yards – can you fix that?
  - a. The builder, DR Horton, was required by the Town of Morrisville to plant two trees per residence.
  - b. The ARC Guidelines require replacement of all Crepe Myrtles.
  - c. The ARC guidelines do not specify the requirement for the second tree. This guideline can be revised with HOA support.
10. To HOA Board: What is happening with the pool cover?
  - a. The pool cover estimate is \$3800. This cover will be used from October – early May. There is a 10-15 year expected lifetime on this cover. The cover will extend the life of the pool pump and save monthly energy costs (\$400/month).

11. To HOA Board: We need speed limit and no outlet signs in Phase 3.
  - a. Action: Board will request speed limit signs for Orianna Drive, Low Country Court and Louvale from the Town of Morrisville via a work order.  
Post Meeting Note – Work Order #115 Submitted week of August 24th with Town of Morrisville by Vicki Scroggins-Johnson.
  
12. To HOA Board: What is happening with the water retention area (pond) by playground?
  - a. Richard Roberts of ARC addressed homeowner. “Bids are currently being sought to clean up water area. 2-3 treatments needed to clean out cattails starting in the Fall. In the Spring the remainder will be cleaned out. Until pond is cleaned out, the playground will be saturated.”
  
13. To HOA Board: Thanks to the current board members for the last session/term.
  
14. Scott Garren asked for each new board member nominee to say a few words of why they should be on the Savannah HOA Board. All 3 nominees addressed the HOA Board and Association. Scott asked if anyone wanted to nominate anyone from the floor. No response from the floor.

Scott Garren called for a vote of hands to elect all 3 candidates to the Board. There was a unanimous show of hands in favor. Meet called for adjournment by Lee Snead. Motion seconded by Lauren Betcher.

**HOA Meeting ended at 7:30pm.**

**Lee Snead  
101 Star Magnolia Drive  
Treasurer**