

GRANADA BOARD OF MANAGERS MINUTES  
APRIL 24, 2024

**In Attendance, Cynthia Whitaker, Brian Nunning,  
Deborah Clary, Kelli Brooks, Nancy Ash**

**Meeting convened 6:00 p.m.**

Minutes, March Approved Brian Nunning, 1<sup>st</sup>, Cynthia Whitaker, 2<sup>nd</sup>

**Financial Statements:**

Financials March 2024 approved, Brian Nunning 1<sup>st</sup>, Deborah Clary, 2<sup>nd</sup>

Topics:

1) Board members vote to transfer \$9,300 to reserve account.


- 2) [REDACTED]  
Karen states that Granada had 3 big problems getting insurance last year
- 1) Insurers cut off point is 10 million in property coverage, Granada owns 24 million in buildings.
  - 2) Complex is over 50 years old
  - 3) Roofs are over 17 years old

Karen states that the broker informed Granada that they are now in high risk category of insurance and will always have to pay 25% down of entire insurance premium.

Deborah Clary states she will contact some other condo complexes to see who their insurance carriers are. Also, contact the Missouri Insurance Commission to see if they have a list of insurers that cover condo complexes as so many insurance companies do not wish to insure condo complexes at this time.

- 3) Review of [REDACTED] Case, Judge ordered [REDACTED] that the court [REDACTED]
- 4) Review of Amendment/Ballots. [REDACTED]  
[REDACTED] Karen stated she asked and they said the paralegal will count the ballots. [REDACTED] Once all ballots received Karen to send to Lawyer's office for them to count ballots. The amendment provision requires 60% of the Unit Owners for a quorum to approve an amendment changing the leasing provisions in Section 7.18.
- 5) Review of [REDACTED] Karen has emailed the lawyers office

to see if

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- 6) Discussion regarding legal fees recouped. Karen states when an invoice is added in quickbooks for legal fees incurred, anytime an owner pays towards that invoice, it offsets the legal fees paid category in quickbooks.
  - 7) Deborah Clary states to contact Blue Sky Contracting to see if they are done with the dumpster at 8772 Santa Bella.
  - 8) Next Board Meeting May 22, 2024 @ 6 p.m.
  - 9) Meeting adjourned 7:20 p.m.