

GRANADA HOMEOWNER'S 1ST ANNUAL OPEN FORUM

Friday- JUNE 28, 2024

6:00 P.M.

1. Debbie Clary opened up the meeting by welcoming all homeowner's to the first Granada Homeowner's Open Forum.
2. Brian Nunning introduced himself as one of the HOA Board Members.

Attendees:

Debbie Clary	HOA Board Member	Host
Brian Nunning	HOA Board Member	Co-Host
Shirley Collins	8739 Santa Bella Dr.	
Nancy Williams	8845 Santa Bella Dr.	
Lynette Bales	8704 Santa Bella Dr.	
Marilyn Higgins	8729 Santa Bella Dr.	
Deborah Stuckey	8753 Santa Bella Dr.	
Candace McClain	8825 Santa Bella Dr.	
Demetris Brown	8813 Santa Bella Dr.	
Donyale Sharif	Address Not Provided	
Deborah Boaz	Address Not Provided	

Debbie Clary - introduced Main Topics of Discussions this evening as a HOA Member and discussed rules during this meeting.

- a. HOA Ins. quotes are being discussed, 25% deposit will be required in Sept 2024 new policy.
- b. HOA is reviewing quotes for pool and will discuss an initiative for a pool budget for 2025.
- c. HOA will discuss Clubhouse expenditures for upgrading the Granada Clubhouse in 2025.
- d. HOA reviewing Roofing bids for new roofs in the future. Approx. \$500,000-\$ 650,000.
- e. HOA reviewing new contracts and bids for Tree Maintenance Service and Tree Removals.
- f. Granada Maintenance Crew is short on full time person. I Requested referrals.
- g. Discussed Reserve Replenishment Acct. Moving forward as planned.

- h. Importance of emailing work orders for issues of concerns.
- i. I explained some of the issues and concerns I recognized after become a HOA Board Member.

Brian Nunning introduces other Topics of Discussions:

- j. Conversations with the Mo. Department of Insurance concerning rising insurance rates.
- k. Discussed information on Condo Insurance for condos established after 1970.
- l. Discussed the current conditions of the clubhouse and repairs are under review for 2025.
- m. Electrical STAB LOK Breakers – Electricians can evaluate the homeowner’s current boxes.
- n. Pool repairs and receiving estimates for 2025.
- o. Reintegrated- all Homeowners pay condo fees depending on the size of unit.
- p. Brian disclosed that a CPA said we do not need an audit in Granada.

Homeowners Questions and Concerns:

1. **Shirley Collins-** Tree roots in front of (8739) and sewer only 90% cleared by Abbott Plumbing. Still experiencing problems. Branches fall off of her tree in front of her house. Are all 3 bedroom units paying the same amount in condo fees?
2. **Nancy Williams-** She has been a resident since 1994 and is very upset because of the amenities closing for several years i.e., Pool and Clubhouse. (In Chatroom) She is a RN. (Covid is no longer a reason to close clubhouse), she has problems walking in our community because of bulging sidewalks from overgrown tree roots. She can barely walk up the street safely. She will volunteer to clean clubhouse.
3. **Lynette Bales-** Why are Debbie & Brian the only HOA Board member in attendance for this meeting. Weeds and lack of maintenance of common grounds. Weeds need to be sprayed and not just cut down because they grow right back. Suggested a mixture of (Dawn, Epson Salt & Water) to spray and cost very little to use. Why was the audit denied by HOA board members? 2022 after the homeowners voted to have one? What are the issues I recognized after becoming a HOA Board Member?
4. **Marilyn Higgins-** Homeowners are not allowed to attend election voting meetings, Clubhouse maintenance and the inability to come to the office because of locked doors. Grass clean-up issues, plumbing issues due to tree trunks. Bylaws need to be changed for homeowners to attend meeting if they desire.
5. **Deborah Stuckey-** Large tree limbs falling at (8857) and dead trees @ (8749 and 8747). Request to remove or trimming. Lawn Service not cleaning up after cutting grass.
6. **Candace McClain-** Electrical outages and major sewer smell in her basement drain. Would like Abcco to schedule maintenance.
7. **Demetris Brown-** He came to the meeting late and would like the recording emailed to him. Sorry he missed this meeting.
8. **Donyale Sharif-** Living in Granada since 2004. Patios and decks a mess. Why doesn't anyone board members walk around the complex or Jimmy the maintenance man. Volunteer to clean the clubhouse in the future. Laundry room coin slots do not take coins, card readers are needed.
9. **Deborah Boaz-** (Renter) homeowner will not put in work orders for concrete on patio is breaking up and over hanging trees branches from 8736a. The overhang is leaking constantly over her patio when it rains. She spoke of the previous years of the beauty of Granada and how it has changed over the last several years.