

GRANADA BOARD OF MANAGERS MINUTES

July 23, 2025

**In Attendance, Brian Nunning, Deborah Clary,
Dennis Bost**

Minutes June 2025

One Change, #8 on Minutes, change Kelli to Deborah

Approved Dennis Bost, 1st, Deborah Clary 2nd.

Financial Statements:

June 2025 Approved Dennis Bost 1st, Deborah Clary, 2nd

Topics:

- 1) Deborah Clary inquires on expenses for Interior & Exterior on Budget.

Interior: Nations Drywall \$8,690, clubhouse, Koala Insulation \$7,910 Clubhouse
Nations Drywall \$450 for 8809 Repairs

Exterior, 3 balconies \$16,265

- 2) Dennis Bost – review of water bills – high usage. Dennis states we should be able to fine owners who are allowing their broken fixtures to cause an increase in water bills. Karen reads by-laws to Board Members about adding a new Rule & Regulation.

Section 7.15 Rules and Regulations . In furtherance of the provisions of this Declaration, Rules and Regulations concerning and governing the Community or any portion thereof may be adopted, amended, or repealed from time-to-time by the Board of Directors. The Board of Directors may establish and enforce penalties for the infraction thereof.

Karen will draft notice to owners on adding new rule/fines for Rules & Regulations.

- 3) Discussion regarding dumpsters and people dumping items in dumpsters. Board members state should get surveillance cameras for at least the dumpster across from office. Kelli states may be able to get a ring camera that would catch that dumpster, install on clubhouse.
- 4) Discussion on Clubhouse – need to finish painting clubhouse. Will need new stove, new fridge, new furniture that needs to be budgeted for.

- 5) Special Assessment – keep collecting Special Assessment monies, see how much has been collected by December 2025.
- 6) Deborah Clary states rear parking lot needs to be resealed after the down payment for the insurance has been made.
- 7) Review of delinquent accounts, update from lawyer

- 1) [REDACTED]
- 2) [REDACTED]
- 3) [REDACTED]
- 4) [REDACTED]
- 5) [REDACTED]

Next Board Meeting: August 27, 2025