

GRANADA BOARD OF MANAGERS MINUTES  
May 22, 2024

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

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

Minutes, April 2024 Approved Brian Nunning, 1<sup>st</sup>, Cynthia Whitaker, 2<sup>nd</sup>

**Financial Statements:**

Financials April 2024 approved, Brian Nunning 1<sup>st</sup>, Nancy Ash 2<sup>nd</sup>

**Topics:**

- 1) Re: Financials – current categories over budget. Roofs, Tree Work, [REDACTED]
- 2) Stab Lok Circuit Breaks – Board Members discuss putting on website notice to owners about Stab Lok Circuit Breakers. *Homeowners: Granada has learned of a possible issue with Stab-Lok Circuit Breakers that are in some of the units in our complex. We suggest you contact a licensed electrician for an inspection if you have one of these breaker boxes in your unit.*
- 3) Brian Nunning inquires if anyone has called about the Help Wanted Ad he placed with Hazelwood School District -Karen States No. Kelly Brooks states she can list Help Wanted Ad on Facebook. Nancy Ash states she can list Help wanted Ad on Nextdoor.com.
- 4) Brian Nunning asks Deborah Clary if she called other condo complexes about whom they have insurance with. She states that most of them do not have internal contact phone numbers for her to directly contact their office. Brian Nunning asks Deborah Clary if she talked to the Missouri Insurance Commission – Deborah states she called them and they were supposed to call her back, no one ever did. She will try to call them again.
- 5) Board Members inquire if Crane Agency is getting new bids for September Insurance. Karen states Chuck (Agent) already stated he is. Crane Agency is a Broker, and they gets bids from multiple companies, Cynthia states she uses Brokers, that is what they do get multiple bids.
- 6) Tree – Deborah Clary states that she thinks we should do tree work in the winter months when its cheaper. Brian Nunning states there are no leaves on trees in the winter, so how would you know if its dead.
- 7) Deborah Clary – wants to meet with Liscombe Tree (arborist) whenever they come out to review a tree.

8)

9) Roofs – Discussion regarding have Roofer rate the roofs, which order to do the roofs in (worst roofs first)

10) Board members state to transfer \$27,000 to reserve account.

11) Next Board Meeting June 26, 2024 @ 6 p.m.