

GRANADA BOARD OF MANAGERS MINUTES

January 18, 2023

In Attendance, Cynthia Whitaker, Brian Nunning, Sabrina Radney

Meeting convened 6 p.m.

Minutes December 2022, Approved Brian Nunning, 1st, Cynthia Whitaker, 2nd

Financial Statements:

Late fees: Budget states \$4,125 in extra late fees were collected in 2022 from delinquent accounts making payments, such as [REDACTED]. Sabrina inquires if the late fees were just deposited into the general operating account. Karen states that when a late fee was paid, it was paid along with their regular monthly repayment agreement, and sometimes only \$25.00 late fee at one time. Therefore, did not transfer \$25.00 each time a late fee was recovered. All \$4,125 in extra late fees was put into the general checking account and spent on expenses for the complex.

Financials approved, Sabrina Radney, 1st, Cynthia Whitaker, 2nd

Topics:

- 1) Blue Sky Contracting – waiting final bill from them for accident repair work. [REDACTED] Once bill is received, Karen will send final bill to American Family to see if there is any recoverable depreciation left for payment from Insurance Company.
- 2) [REDACTED] – He sold the condo to [REDACTED] [REDACTED] passed away in November 2022.
- 3) Lighting in Complex – Karen states that years back got bids to put in extra dusk to dawn lights and it was at least \$2,000 per pole. Cynthia states that she wonders if there is funding from the City for installation of extra lights due to safety issues (car break ins) in complex.
- 4) [REDACTED] and found this language in the By-Laws regarding monthly board meetings with board members. Section 9.2 e) Organization. Board meetings may be held under such reasonable rules consistent with this Declaration and Bylaws as the Board may determine. The Board is hereby entitled to promulgate such rules. Unit Owners who are not Board members shall have no right to attend Board meetings. but the Board may, in its sole discretion, elect to allow such Unit Owners to attend a particular meeting or meetings.
- 5) Next board meeting February 15, 2023 at 6 p.m.
- 6) Meeting adjourned 7 p.m.

GRANADA BOARD OF MANAGERS MINUTES

February 15, 2023

In Attendance

Dennis Bost, Brian Nunning, Cynthia Whitaker, Jennifer Beaudette


Meeting convened 6 p.m.

Minutes January 2023 Approved Cynthia Whitaker, 1st, Brian Nunning 2nd.

Financial Statements:

Financials approved, Dennis Bost 1st, Brian Nunning 2nd.

Topics:

- 1) 
- 2) Dead Tree, up on main road of North Hanley, Board Members discuss, bid is \$3,000 – Jen states that if the tree falls on the road and causes damage to North Hanley, Granada may be responsible. Board Members vote to approve tree bid. Karen to email signed bid to Liscombe Tree Service.
- 3) Board Members discuss sending another letter to the City of Hazelwood regarding issues in the complex, car breaks in, car thefts, homeless people issues using common buildings, laundry rooms. Karen to draft a letter for the board members review.
- 4) Monies received from American Family on Accident, Karen states when she talked to Granada's agent, Tom Bax that he indicated there could be an increase on the policy in September 2023. Discussion regarding saving some money in case there is an increase on the Property Insurance.
- 5) Discussion regarding homeless person that locked himself into the 7299 N. Hanley laundry room. Board Members state owners need to keep laundry rooms locked. Karen the make signs to put on the inside and the outside of each laundry room reminding residents to shut and lock the laundry room doors.
- 6) Dennis Bost states mild winter so far in St. Louis, hoping it stays that way to save on snow removal costs.
- 7) Next Board Meeting March 15, 2023.

Meeting adjourned 7:00 p.m.

GRANADA BOARD OF MANAGERS MINUTES

March 15, 2023

In Attendance, Cynthia Whitaker, Brian Nunning, Dennis Bost

Meeting convened 6 p.m.

Minutes February 2023, Approved Brian Nunning, 1st, Cynthia Whitaker, 2nd

Financial Statements:

Financials approved, Dennis Bost, 1st, Cynthia Whitaker, 2nd

Topics:

- 1) Review of Car Thefts in Complex. Dennis asks if anyone has any suggestions on what to do about the car thefts/break ins in the complex. Dennis asks if the Hazelwood Police Department responded to the letter about more patrols, grants for lighting. Karen states No. Side Note: Cynthia attended the Hazelwood City Hall meeting and made some progress on lighting issues. That information is attached.
- 2) Review of tenant at 8756-C Santa Bella, disturbing other residents in the building with loud talking, screaming. Instance of assault at that condo, estranged husband broke into the condo, cut residents hands. [REDACTED] she has to move out of condo by 3/31/2023.
- 3) [REDACTED]
- 4) Review of delinquent account [REDACTED] Dennis inquires why she was sent to collection with such a low balance. Karen states this is the owner who indicated she was not going to pay condo fees unless Granada started taking cash apps. At the time she owed December, January, February condo fees, late fees. Now she owes \$75.00 late fees for January & February plus March condo fees and legal fees as her account was sent to collection.
- 5) Review - [REDACTED] She remitted a payment this week for \$260.00. She underpaid her January & February condo fees, she owes \$62 in past due condo fees and two \$75.00 late fees and legal fees as her account was sent to collection.

- 6) Review of [REDACTED] delinquent account. Karen states that Phil Young (prior board member) has tried to sell this condo multiple times, each time the sale falls through. Owner [REDACTED] moved out of the condo 8 months ago, condo is vacant. [REDACTED] informed Karen she lives on 100% disability, therefore it would be impossible to garnish her. Sent her account to Hamby's office for collection. Once 30 days are up, a lawsuit will be filed. Once a court judgement is received, then Granada will have to sell the condo at a sheriff's sale.
- 7) Next Board Meeting April 19, 2023 at 6 p.m.
- 8) Meeting adjourned 7 p.m.

After our Granada Board of Managers Meeting last night I decided to go to the Hazelwood City Council Meeting. I presented to the council information about the issues at Granada Condominiums including: automobile break-ins and thefts, need for more lighting, unknown individuals entering our buildings, and drug use at bus stops, etc.

The council members appeared to be concerned. This is the feedback I received:

1. Kate Crimmings, City Planner said she would check to see if grant money is available for lighting in our area. [REDACTED]
2. James Hudanick, Chief of Police, promised that he would send more patrols to our complex.
3. Lisa Matlock, Council Member for Ward 5 said we need someone in our ward to serve on the Neighborhood Watch Group for Hazelwood. Does anyone know anyone who would like to represent our ward on that committee?
4. One of the council members informed me that Ameren has been replacing the street lights with LED lights. He said the LED lights are much brighter than the lights we have now. This is done by Ameren free of charge. Karen: Please call Ameren about getting the LED lights.

The Hazelwood city council meets the first and third Wednesday at 6:30. The website list the time as 7:30. I informed them of this. The council apologized for the confusion and indicated that they will correct their website.

GRANADA BOARD OF MANAGERS MINUTES

April 19, 2023.

**In Attendance, Cynthia Whitaker, Brian Nunning, Jennifer Beaudette
Dennis Bost**

Meeting convened 6 p.m.

Minutes March 2023, Approved Brian Nunning, 1st, Cynthia Whitaker, 2nd

Financial Statements:

Dennis inquires on the summary sheet of the Financial statements it lists:

Snow Removal Budgeted \$8,000, Spent \$2875, under \$2,625. That should say under \$5,125. Karen states its a typographical error, she transfers the numbers from the actual budget reported out of quickbooks onto that summary sheet. Copied wrong category over. Will fix for March minutes.

Update Delinquent accounts:

- 1) [REDACTED]
- 2) [REDACTED], new garnishment just started against her job, garnishing her wages.
- 3) [REDACTED] Started a new wage garnishment, try to do a bank garnishment (if we have the right bank). She sometimes remits money orders from [REDACTED] so trying a bank garnishment to see if she has an account there.
- 4) [REDACTED] owes [REDACTED] – received notification condo was up for sale and closing on 4/25/2023. Karen sent to title company report of past due condo fees/legal fees owed by [REDACTED] to Granada. If it does close, Title company is obligated to withhold money due at closing.

Finacials March 2023 approved, Dennis Bost, 1st, Cynthia Whitaker, 2nd

Topics:

- 1) Dennis inquires when Granada will get a big dumpster delivered. Karen states only three mattresses on the back deck right now. Board Members state to get a big dumpster delivered for owners to use in June, 2023.
- 2) [REDACTED]

[REDACTED]

Board members review hours worked for each employee. Simuel works 25 hours per week, Kathy 19 hours per week. Board member discuss and indicate for Karen to tell the maintenance staff the following:

- 1) Safety Glasses must be worn when doing work that requires protection of eyes/face.
- 2) The tractor is only to be driven by Jimmy, nobody is allowed to ride on the back of the tractor. Jimmy can drive the tractor to the location in the complex they are working and the other employees can walk and meet him there.
- 3) The Board Members state that Simuel & Kathy should be the only ones cleaning the hallways, Jimmy's time can be best utilized elsewhere on the grounds.
- 4) No working in teams of 3. Spread out work different areas of the complex.
- 3) Updated on LED Lighting, Karen talked to Jay Washington at Ameren UE, he states that he made a sketch of all the lights in the complex and that Granada is in the queue to try to get the dusk to dawn lights upgraded to LED by the end of April.
- 4) [REDACTED]
- 5) Cynthia Whitaker states she is still looking for someone to volunteer for the neighborhood watch for Ward 5, Hazelwood.
- 6) [REDACTED]
- 7) Next Board Meeting May 17, 2023.

GRANADA BOARD OF MANAGERS MINUTES

May 17, 2023

In Attendance, Cynthia Whitaker, Brian Nunning,
Jennifer Beaudette, Dennis Bost

Meeting convened 6 p.m.

Minutes April 2023, Approved Brian Nunning, 1st, Cynthia Whitaker, 2nd

Financial Statements:

Financials April 2023 approved, Dennis Bost, 1st, Cynthia Whitaker, 2nd

Topics:

- 1) Dennis Bost- inquires about [REDACTED] Karen states lawyer's office informed Granada a week ago that [REDACTED] no longer works [REDACTED] Lawyer's office asked permission to run a trace for \$75.00 to try to obtain new work information to garnish.
- 2) Review of bid for steps at 8706 Santa Bella – Bid is to dig out all concrete, level, pour new sidewalk, steps. \$3,375. Jennifer states that concrete work is expensive. The only alternative would be to muddjack the steps and muddjacking does not last long. Steps are very crooked and a trip hazard. Board Members approve the bid from Shy Construction for \$3,375.
- 3) Cynthia Whitaker – inquires about painting [REDACTED] Santa Bella. Karen states that the bid from Fitzgibbons Painting was approved by the Board. The majority of the board voted to stick to the painting rotation of buildings. [REDACTED] She states that [REDACTED] Santa Bella looks bad. Jennifer states that a lot of buildings are peeling and many need painting. Brian inquires if it would be possible to put siding on the buildings (cost?)
- 4) Jennifer states that the door in her building was not sanded down before painting. Karen states that Simuel painted that door on a day Jimmy was not at work. Karen informed Jimmy of the poor painting job [REDACTED]

4)

[REDACTED]

Meeting adjourned 7:20 p.m.

Next board meeting June 17, 2023

GRANADA BOARD OF MANAGERS MINUTES

June 21, 2023

In Attendance, Cynthia Whitaker, Brian Nunning,
Jennifer Beaudette, Dennis Bost

Meeting convened 6 p.m.

Minutes May 2023, Approved Brian Nunning, 1st, Cynthia Whitaker, 2nd

Financial Statements:

Financials May 2023 approved, Dennis Bost, 1st, Cynthia Whitaker, 2nd

Topics:

- 1) Dennis inquires why [REDACTED] is in collection when she owes a balance of only \$350.00. [REDACTED] Lawyer sent her a letter regarding [REDACTED] Legal fees were added on for lawyer to have to send her that letter. She still has not caught up and paid the entire amount of what she owes for 2023.
- 2) Dennis Bost, He asks the board members what they think about buying the poles with dog poop bags where people can access bags to pick up after their pets. Board members discuss but decide most owners would not utilize them.
- 3) Dennis inquires on delinquent account [REDACTED] Karen states that the bank garnishment failed, we did manage to find her correct bank, however there was only \$147.00 in the account. [REDACTED] emailed to ask us to release the garnishment so she could use that account to start sending payments again. She had been paying about \$300-\$400 per month, [REDACTED]
- 4) Bush Trimming, bids are over \$4,000 each. Dennis Bost states to ask retired maintenance worker [REDACTED] if he would like to trim the bushes. [REDACTED] Board Members state to get more bids on bush trimming.

5) Discussion on Laundry Company. [REDACTED]

[REDACTED] They state the new contract did not start because it starts whenever new equipment is installed. Their latest email on that stated On the APO it says \$0.85 per day per machine which comes out to \$25.86 per month.

We renewed the contract before November and I was hoping that we would have the updated equipment installed sooner. We appreciate your patience as we wait on the credit card readers from our third party company.

Thanks,

Brandon Pawelek

1204 W. Bethel Road, Suite 160, Coppell, TX 75019
O: (469) 680-7150 Ext: 87844

Account Manager II

[REDACTED]

6)

Meeting adjourned 7:20 p.m.
Next board meeting July 24, 2023