

GRANADA BOARD OF MANAGERS MINUTES  
October 23, 2024

**In Attendance, Brian Nunning, Deborah Clary, Kristina Davis**

Minutes September 2024


Deborah Clary – Budget 2025 – she states she does not agree with the reduction in the reserve replenishment account by \$74,000 in 2025 because it will not allow us to upgrade our clubhouse, upgrade our the pool or playground.

Minutes, September 2024 Approved Brian Nunning, 1<sup>st</sup>, Kristina Davis, 2<sup>nd</sup>

**Financial Statements:**

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

**Topics:**

- 1) Review of Special Assessment. Karen states many owners cannot afford a special assessment. Kristina Davis states we have to take our emotions of out it, that Granada is a business and we have to collect the money to repair the roofs.
- 2) Currently Granada only has Actual Cash Value on roof replacement, Board Members state for Karen to Ask Broker if Insurance will go down if roofs are replaced.
- 3) Board Members state that owners need to be send a letter in December stating that a special assessment will occur in 2025 for roofs.
- 4) In January 2025, send letter to owners outlining what each owner has to pay for assessment on roofs. Goal is to get roofs replaced in 2026 after collecting money from owners for special assessment.
- 5) 
- 6) Question from Deborah Clary – Iron Rails, 8756 Santa Bella- Deborah Clary inquires where that condo was again. Karen states the owner says she took the Iron Doors down and Jimmy has confirmed they have been removed.
- 7) Brian Nunning states he will contact Mississippi Valley Roofing to get a bid on roofs.
- 8) Deborah Clary inquires about cars parking on Santa Bella. Brian states that Santa Bella is a public street. Deborah Clary states they should have their own parking spots. Brian states that each owner has one assigned parking spot, however, they can park on Santa Bella if they want to. Santa Bella is maintained by the City of Hazelwood.
- 9) Transfer \$9300 to reserve

November Board meeting: Not scheduled yet.