

GRANADA BOARD OF MANAGERS MINUTES

January 22, 2026

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

Minutes December 2025, approved Brian Nunning 1st, Dennis Bost 2nd.

Financial Statements:

Financials, December 2025 Approved Dennis Bost 1st, Deborah Clary, 2nd

Topics:

- 1) Delinquent accounts paying on past due condo fees – Karen to make a monthly spreadsheet of delinquent payments that come in.
- 2) Roofs – Need around \$950,000. Have to collect the assessment before we can do roofs. Cannot finance as cannot afford a monthly payment.
- 3) Brian Nunning states he talked with Oconnor Roofing and they are going to submit a new bid for the roofs for 2026. Brian states it may be 2027 before we can put new roofs on dependent on when owners pay assessments.
- 4) Board Members state we have to wait until new deadline of March 15, 2026 to see how much we collect on assessments.
- 5) Bank of America – adding signer to Bank account. Kelli Brooks states she can do it, but only if its on a Saturday as she works during the week.
- 6) Work Order function on Granada Website, Brian states he put a work order in –Karen states it is supposed to forward to Manager@Granadahazelwood.com . Did not receive it, will check with Jeremy for him to take a look at it.
- 7) Coinmach – need to find a new laundry service, they aren't servicing machines properly. Dennis Bost states he will look for a new laundry service.
- 8) Deborah Clary – thinks we should get some tree work done in the winter as it may be cheaper. Brian Nunning states you can't tell if a tree is dead in the wintertime.
- 9) Vote on Board Titles at next Board meeting.
- 10) Next Board Meeting February 25, 2026