

GRANADA HOMEOWNER'S 3rd ANNUAL OPEN FORUM

Thursday- July 23, 2026

6:00 P.M

***An Open Forum Meeting has been requested for many years by the homeowner's of Granada Condominiums. This is our 3rd Annual Open Forum Mid-year Meeting.**

***This year's homeowners' attendance and participation increased again compared to the last 2 years. We hope to see continued growth and engagement in the years to come.**

***This summary will provide other HOA Board Members with an overview of attendees, Board Member's discussions and Homeowner's discussions.**

- 1. Debbie Clary opened up the meeting by welcoming all homeowners to the 3rd Annual Granada Homeowner's Open Forum.**
- 2. Brian Nunning introduced himself as the Co-Host and one of the HOA Board Members.**
- 3. There were 23 homeowners in attendance this year.**

Attendees:

Debbie Clary	HOA Board Member	Host
Brian Nunning	HOA Board Member	Co-Host
Shirley Collins	8739 Santa Bella Dr.	
Nancy Williams	8845 Santa Bella Dr.	
Lynette Bales	8704 Santa Bella Dr.	
Deborah Stuckey	8753 Santa Bella Dr.	
Candace McClain	8825 Santa Bella Dr.	
Donyale Sharif	8868 Santa Bella Dr.	
Kebbi Ndungu	8841 Santa Bella Dr.	
Pamela Britt	8752 Santa Bella Dr.	

Marilyn Hall	8852 Santa Bella Dr.
Jerri Bolden	8763 Santa Bella Dr.
Jackie Watson	8724 Santa Bella Dr.
Michael Murphy	8700 Santa Bella Dr.
Rhonda Wilson	8756 Santa Bella Dr.
Marilyn Higgins	8727 Santa Bella Dr.
JoAnn Wilson	8857 Santa Bella Dr.
Henry Gavilanes	8740 Santa Bella Dr.
Angela Jones	8856 Santa Bella Dr.
Diane Alexander	8752 Santa Bella Dr.
Diane Atkins	8728 Santa Bella Dr.
Cynthia Whitaker	8828 Santa Bella Dr.
Frank Bent	8752 Santa Bella Dr.

Debbie Clary & Brian Nunning - Introduced the Main Topics this evening as Current HOA Board Members as well as Current Homeowners:

- a. Condo Fees/ No increase in 2026
- b. Monthly HOA Insurance Premiums- Stayed relatively the same in 2026
- c. Large insurance deposit due by the end of August 2026-Approximately \$65,000-\$68,000
- d. Granada Clubhouse – Ongoing renovations in 2026-2027 (Stated some improvements)
- e. New basketball hoop installed
- f. Cars and large trucks parked on Santa Bella Dr.(HOA initiatives to change this)
- g. Discussed delinquent condo fees and how it affects cash flow issues
- h. Monthly Financial Statements recorded on Granada's website
- i. Change in website user name; call office for information and access changes
- j. Excessively high water bills-how it affects our budget and postpones new projects

- k. Each homeowner is responsible for ensuring plumbing is functioning properly
- l. Reserve account balance approximately \$118,000
- m. Possible increases projected for Water and Sewer bills in 2027 because of excessive usage
- n. New HOA Board Members positions – 2 openings in October 2026
- o. New board members encouraged to join for enhanced oversight of financials/budgets
- p. We will schedule a new Meeting with homeowners to discuss the roofing project, when we have a concrete timeline when replacements will begin

Homeowner's Questions and Concerns:

******Most homeowners stated that the majority of their concerns and topics were answered or addressed during the Board Member's opening statements******

1. Donyale Sharif- Will condo fees go up next year because of roof project unfinished?
2. Jackie Watson- Children playing in the streets and parking lots.
3. Deborah Stuckey- Will we have to remove items on the patios for roofing project?
4. Pamela Britt- Roof Assessments, Paint peeling off walls in her building, floors old and dirty.
5. Michael Murphy- Name of Roofing Company, Board Members first and last names.
6. Rhonda Wilson- She stated she has no questions but she really appreciate the Open Forum. She appreciates the board members who attended.
7. Marilyn Higgins- Lived here for 30 years. Poor management of common grounds, Bird seeds on office steps, causing excessive Cats, squirrels & Birds. Potential accidents.
8. JoAnn Wilson- Objects to roof assessments and could not obtain website access from office.
9. Henry Gavilanes- HOA should install "Stop Leak Valves" for homeowner's toilets to reduce water bills.
10. Angela Jones- She has lived here 11 yrs. Will we be replacing privacy fences in 2027? The common ground's Aesthetics are horrible, Balconies are a mess.
11. New Granada Website address, weeds everywhere and common grounds are in shambles, hedges are a mess, Manager never walk the grounds

12. . Diane Atkins- Owner is deceased. Wash and dryers constantly increasing. Can Board members look at other contracts in 2027?
13. Cynthia Whitaker- She appreciates the Open Forum and the Board members. Hard working people.
14. Marilyn Hall- How long is the warranty on the new roofs?
15. Shirley Collins- Condo fees are too high, poor lawn service; they sometimes skip her lawn completely, fell over rocks and hurt herself. Sidewalks and parking lots are unsafe.
16. Diane Alexander- She said all of her questions were answered, she appreciates the board members.

******The Open Forum Meeting in 2026 was very productive again this year. I hope participation and homeowner's engagement continues to grow.***

******Continue to Spread the Word to others for next year!!!***

Meeting adjourned at approximately 8:17 p.m.