

GRANADA BOARD OF MANAGERS MINUTES

May 27, 2026

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

Minutes April 2026

Add, Transfer \$3,000 to Reserve account.

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

Financial Statements: Financials, April 2026 Approved Dennis Bost 1st, Deborah Clary, 2nd

Topics:

- 1) Brian Nunning – Redbird roofing stated they can hold their price until Mid-July, they just want a commitment from Granada that we are going to sign Contract. Brian is going to get contract from them and send to lawyer's office for review.
- 2) Kristina & Dennis state we need to get started on the new roofs immediately. Redbird Roofing Bid approved by Brian Nunning, Kristina Davis, Dennis Bost, 12 months financing, no interest.
- 3) Brian states 1.25% finance charge is we miss a payment. He states Granada can borrow from the reserve to make a payment.
- 4) Brian states that getting new roofs is only one of the things that Granada needs to do to get insurance premiums lowered.
- 5) Maintenance – Mike & Brian both leaving June 30, 2026. Brian Nunning inquires if any board member has looked for another employee to help Jimmy. Dennis states he has not, but he will start the search.
- 6) Painting – some buildings are peeling paint. Karen to ask Jimmy to get pictures of the buildings that have paint peeling.
- 7) Kids riding Bikes & Scooters in Parking lots, not safe. Dennis will draft up a letter to go out to owners about Kid's not riding in the parking lots or streets. Discussion on getting basketball net for playground.
- 8) Homeowner's Forum meeting June 18, 2026
- 9) Next Board Meeting June 24, 2026