

GRANADA BOARD OF MANAGERS MINUTES

December 18, 2024

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

Minutes November 2024 Approved Kelli Brooks, 1st, Deborah Clary 2nd.

Financial Statements:

Financials November 2024

Deborah Clary inquires about the following on the bank reconciliation.

- 1) \$590 Journal Entry – Karen states this was for [REDACTED] bounced check
- 2) \$725 Journal Entry for Nations Drywall [REDACTED]
[REDACTED]
- 3) Budget Report – Deborah Clary inquires why the Interior Category is so high. Karen states installation of 4 hot water heaters in 2024.
- 4) Fencing – Deborah Clary states we did fencing in 2024, but nothing listed under Fencing category. Karen states she listed it under exterior work, will move to Fencing.

Financials approved, Brian Nunning 1st, Kelli Brooks, 2nd

Topics:

- 1) Discussion, Pool – Cost could vary to open pool, need new pump, sandblasting, painting, repair of underground pipe, 4 years of not having St. Louis county inspect for new pool code guidelines that could causes extra repairs to pool. Kelly states lifeguard pay would be 10K or more per year that was not budgeted for 2025.
- 2) Kelli states she would rather get new playground equipment or update the clubhouse than repair the pool. Not that many people came to the pool each year.
- 3) Discussion regarding not removing monies from Reserve. Fannie Mae requires 10% of annual budget in Reserve. Total Budget for 2025 is \$832,935, so have to have 10% (\$83,000) in reserve for loans to be approved.
- 4) [REDACTED]
- 5) [REDACTED]
- 6) Transfer \$9300 to Reserve
- 7) January Board meeting – not yet scheduled.