

GRANADA HOMEOWNER'S 2nd ANNUAL OPEN FORUM

Wednesday- July 30, 2025

6:00 P.M.

*This Open Forum Meeting has been requested for many years by the homeowner's of Granada Condominiums. This is our 2nd Annual Open Forum Mid-year Meeting.

*The homeowners' attendance this year increased compared to last year. We hope to see continued participation in the years to come.

*This document will provide the HOA Board Members with attendees, important discussions and homeowner concerns.

1. Debbie Clary opened up the meeting by welcoming all homeowner's to the 2nd Granada Homeowner's Open Forum.
2. Brian Nunning introduced himself as the Co-Host and one of the HOA Board Members.

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.	
Patricia Jones	8877 Santa Bella Dr.	
Kebbi Ndungu	8841 Santa Bella Dr.	

Alicia Wraggs	8765 Santa Bella Dr.
Candis Weaver	8733 Santa Bella Dr.
Veronica Redding	8833 Santa Bella Dr.
Allison Strobe	8744 Santa Bella Dr.
Laquesha Jackson	8757 Santa Bella Dr.
Pamela Britt	8752 Santa Bella Dr.
Annette Williams	8846 Santa Bella Dr.
Markeisha Merrill	8756 Santa Bella Dr.
Marilyn Hall	8852 Santa Bella Dr.
Jerry Bolden	8763 Santa Bella Dr.

Debbie Clary - introduced Main Topics of Discussions this evening as a HOA Member:

- a. Condo Fees/ No increase in 2025
- b. Monthly Insurance Premiums- Cause and effect on higher than normal condo fees
- c. Ongoing initiative to secure lower costs for HOA Master Insurance Policy
- d. Granada Clubhouse – Ongoing renovations in 2025 (Brian Nunning Spearheading)
- e. The importance of being current on monthly condo fees and Special Assessments
- f. Bylaws/Budgets and Monthly Financial Statements recorded on Granada's website
- g. Provided the User name and Password for Granada's Website
- h. Excessively high water bills-Homeowners responsibility and expected compliance
- i. Voting rights for all homeowners >for newly posted HOA Board members positions
- j. Volunteers for Election Committee positions open to all homeowners
- k. Increased Granada Reserve Account balances in 2024-2025
- l. Possible increases in the future{ Supply Costs} –Higher Tariffs ordered by our government
- m. Pool not included in 2025 budget in the effort to keep fees as low as possible this year
- n. Introduced Granada Facebook Page for Granada homeowners- (Created by Brian Nunning)

Homeowners Questions and Concerns:

Shirley Collins- Continuous flooding in basement because of overgrown tree roots (3 yrs.) Grass cutting not up to par; more clean-up needed after cutting has been completed.

Lynette Bales- Parking Lots are a mess. Too many pot holes. Parking lot paving needed. Homeowners need better notification about our new Facebook page for Granada. Sandwich boards need to be moved closer to the front of the complex. Some homeowners cannot see them.

Candace McClain- Grass is being cut to low. She would like to see Tee shirts for maintenance personnel to better identify who is employed by Granada

Patrice Jones- Overgrown weeds in the parking lots, sidewalks, etc. Faded parking place numbers need to be painted as soon as possible; confusion on where to park for guests.

Alicia Wraggs- She would like to see a proactive approach for Trees, Weeds, Parking lot maintenance (common grounds). She would like to see other alternatives for electronic condo fee payments i.e. Pay-Pal, Venmo, Cash App, etc.

Kebbi Ndungu- Better communication from HOA Board member/Office Manager in reference to work orders. Sometimes there is no response to emails. Work orders not being completed to homeowners satisfaction= {Side walk buckling & Trees not trimmed as requested}. No follow-up after several attempts to resolve.

Laquesha Jones – She is requesting additional payment options for condo fees. She requested website exclusively for homeowners (Face Book).

Donyale Sharif- She question what would happen to our money if everyone does not pay for the roof assessment as expected on time.

Pamela Britt- Hallways are white and always dirty. She continues to mop them herself. She stated we need another color because of the high traffic. Big furniture dumped in our trash dumpsters.

Markesha Merrill- Water continuously leaking from spigot in the back of her home.

******Our meeting was very productive this year. I hope participation continues to grow.***

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

Meeting adjourned at approximately 7:45 p.m.