

***Grant Mansions
Board Meeting Minutes
January 10, 2005***

Roll Call: Ramesh Raghunath, Alan White and Megan Dougherty
Management: Steve Smalley, Joan Hollway and Carol Bowers

The meeting was called to order at 7:27 p.m.

Special Assessment

Alan makes a motion to have the special assessment due from the member on March 1st and late after the 15th, Ramesh seconds, all in favor.

Megan motions to have Tiley Roofing complete the roof in the amount of \$7167.00
Ramesh seconds, all in favor.

Swamp Cooler:

We have not received any letter back regarding the swamp cooler in unit #2 or the certified receipt. The Board notes this is clearly a violation of our declarations and it needs to be removed.

Alan motions for the Association to involve the attorney. Megan will contact the attorney
Ramesh seconds, all in favor.

Rules:

Alan motions to adopt the House Rules and Resolutions of House Rules effective today, January 10, 2005. Ramesh seconds, all in favor.

Unfinished Business:

Upstairs chandler bulbs are out.
Porch light is out
Mail room foyer light is out
The motion detector needs to be repositioned to point at the dumpster
Waste management needs to replace the trash lids
Joan need to make sure the water meter was taken care of

Adjournment:

Alan motions to adjourn at 7:55 p.m. Ramesh seconds, all in favor.

***Grant Mansions
Special Meeting of Shareholders
January 10, 2005***

Roll Call: Ramesh Raghunath, Alan White and Megan Dougherty

Roll Call by Proxy: Samantha Denby and Jurgen deLemos

Management: Steve Smalley, Joan Hollway and Carol Bowers

The Special Meeting of Shareholders has met the 50 plus 1 members and a quorum was verified and the meeting was called to order by Ramesh at 7:15 p.m.

Special Assessment

The roof on the carriage house is leaking and needs to be replaced. The bid for the replacement is \$7167.00. This will cover a new roof.

Megan makes a motion to have a special assessment in the amount of \$7167.00 divided appropriately according to the declarations, Alan seconds

There is no other discussion. 2/3rds of the members present and Alan White's two proxies vote in favor of the special assessment, all in favor. The special assessment is passed.

Adjournment:

Alan motions to adjourn at 7:25 p.m. Ramesh seconds, all in favor.

**Grant Mansion
Special Board Meeting
February 10, 2005**

Meeting called to order 12:00 PM.

Roll Call: Alan White, Megan Dougherty, Ramesh Raghunath,
Management: Steve Smalley, and Carol Bowers

Carriage House Roof: The Board of Directors and the Management Company met with Tiley Roofing to go over options on the roof. Wylie from Tiley noted it would be \$2000 less to correct the north side of the property the bid for the entire roof.

The Board felt there was no choice and they had to go forward with the project.

Steve and Board discussed options and would like CMR to look into a loan for the entire amount.

The Board also discussed cashing out the CD to pay for the repair.

The Board would like a letter to go out to the membership to not pay the special assessment until after the 10th of March for a final decision on the payment process for the extra expenditure.

Adjournment: Alan motion to adjourn, Megan seconds, all in favor.

**Grant Mansion
Board Meeting
May 4, 2005**

Ramesh called the meeting to order at 7:35 p.m.

Roll Call: Alan White, Megan Dougherty, Ramesh Raghunath,

Management: Carol Bowers

Meeting Minutes: Megan motions to approve the minutes for February 10, 2005, Ramesh seconds, all in favor.

Unfinished Business:

Trash lids were done.

Air conditioner needs to be checked to be sure it was installed correctly.

The roof is still not complete. Cracked tiles, skylight, random tiles missing, clean up still needs to be completed by the roofing company. CMR is to contact Tiley to complete the roof.

NewBusiness:

We need to contact an agent for insurance quote.

We need to find out what is going on with unit #2 and to make sure that we are charging them for the removal of the swamp cooler if it is not removed.

Adjournment: Ramesh motion to adjourn, Megan seconds, all in favor.