Grant Mansion
Annual Meeting Minutes
February 12, 2008

Meeting was called to order at 8:15pm
Quorum was verified with 5 people in attendance.

Roll Call:
Board Members: Meghan Dougherty, Samantha Denby
Members: Arnold Salazar, Jurgen De Lemos, Nate Strauch

Management Company: Kathy Andersen, Community Manager

Meeting Minutes: The December 19, 2006 minutes were presented for board approval. Meghan moves to approve Samantha 2nds, all in favor.

Financials:

Cash-Main Acct.	$8,022.04
Savings Account Reserve	$10,044.86
Total Current Assets	$10,019.53

Kathy states that the purpose of the annual meeting is to approve the 2008 budget and election of directors.

The 2007 Budget along with the budget comparison for the year was included in the packet for the members for review. Also the proposed 2008 budget was presented to all present for approval. Jurgen questioned how old the roof is and if it is an area of concern for the near future. Meghan stated that the main building roof had been done 5 years ago and the carriage house about 3 years ago, Kathy states that the life span of the roof is about 15 years so the HOA is in good standing in this regard.

Hearing no objection the 2008 budget is passed.

Board of Directors Election
It was explained that at the present time there are only two board members Meghan and Samantha and Kathy stated that Arnold had express at an earlier board meeting that he was interested in serving on the board. Nate asked how many people could be on the board and what their duties are. Kathy explained that the board could increase to five positions with board approval. Nate and Jurgen also expressed interest in serving on the board. Meghan moved to increase the board to five Samantha 2nd, all in favor. It was agreed by the board to include Jurgen, Nate and Arnold as board of directors for 2008, all were in favor.

The 2007 action log that will be added to the association's permanent records was also presented to all that were present.

Arnold moves to adjourn the Annual Meeting, Nate 2nds, all in favor meeting adjourned at 8:45pm.

DRAFT

Grant Mansions
Board Meeting Minutes
February 12, 2008

Meeting called to order at 8:46pm

Roll Call:
Board Members: Meghan Dougherty, Samantha Denby
Members: Arnold Salazar, Jurgen De Lemos, Nate Strauch

Management Company: Kathy Andersen, Community Manager

New Board Positions
Discussion was entered into regarding who is holding what positions at this time and it was determined by all present that Megan and Samantha should remain in the positions of President and Vice President. Arnold does accounting all the time so everyone feels he will make a great Treasurer. Jurgen states that he is not always available to make the meetings due to his schedule so it was decided that he would be the member at large, therefore leaving the position of Secretary to Nate. The above positions terms will end at the next annual meeting.

Unfinished Business:
The 2008 action log was presented to the board and Kathy explained to the new board members how the action log works and that the updated log is brought to every board meeting so everyone knows where we stand on each action. We then proceeded to discuss the actions that are on the log.
Arnold and Marguerite had a leak in their unit which was turned into the HOA insurance who has denied the claim based on their interpretation of the governing documents so it was suggested that Arnold and Marguerite turn in a claim with their own homeowners insurance and let the two companies sort it out. The Salazar's agreed to move forward in this direction and will keep all informed of their progress.
Gutters – need to get bids to repair and clean out gutters
Trees – bid has been approved and work will be competed in the spring.
Tuck Pointing – once bids are received scan and e-mail to board. Board knows they will not be able to afford to get this all done at once and would like the vendor to provide a plan to have work done in phases.
Tabled Actions
Rock Bed – bids were received last year and bids were pretty high the board decided to table until spring and call for a volunteer day and maybe do some of this work themselves. Nate volunteers his truck and his help in the area.
Patio Furniture – It was agreed last year that the front porch needs some patio furniture and it was agreed to purchase two tables and chairs to go with it. This will also be done in the spring. The board also asked to get something to address the cigarette smoker on the porch, Kathy will check to see what Peachtree has.

DRAFT

New Actions

It was agreed that some type of receptacles needs to be in the foyer to put trash in from the mail area and that the cleaning lady will empty out when she cleans once a month. (Notify the other residents)

Contact the snow removal company and ask them to cut back on ice melt.

Provide the board with a current contact list.

It was discussed if a mat was needed at the front door and it was determined that there really isn't enough clearance.

Jurgen asked if the building was considered historic. Meghan stated that the building currently is not designated as historic.

Unit #2, Arnold and Nate believes that the bank no longer owns the unit, Kathy will check to see if there is any new information.

Discussion was had in regard to windows and how bad they are in the main hours. The carriage house windows have been taken care of. Nate agrees to spearhead the window replacement and Kathy will provide Nate with some window companies.

The board is in agreement that they want to keeps dues low and only assess if necessary, the intention is to continue to build the reserve fund.

Jurgen would like to have Kathy provide the information on bill pay. Does he need our bank info or how does it work.

Jurgen states that he often drives buy and compared to the other building in the neighborhood Grant Mansions is lacking in curb appeal. He would like to see a gate added to the front entryway. Meghan interject that they looked into security gates some time ago and that the price was very expensive but the board would consider decorative gate for this area. Jurgen agrees to provide this information.

Another consideration from the board is to somehow light the drive way so that access is more visible.

Meghan ask that another area be added to the action log to consider the wish list for property improvement type items that the board would like to see taken care of as money allows. First to things for the list will be the ornamental gate, drive way lighting and something for the front of the building that is mis-matched color (gray area). Arnold volunteers to go to the public library and see if he can find pictures of the building so that he could be determined what was up there before.

DRC (Design/Review)

Nate is submitting a letter that he was going to submit last summer in regard to installing central air conditioning. It was rather late in the season then but wants to get a head start on the approval process before hot weather comes. (copy of this letter is in Nate's homeowner's file). Basically Nate is asking for permission to place a condensing unit on the roof of 1140 Grant Street, invisible from all but the northwest side of the building. Arnold motions to accept, Meghan 2nds all in favor.

Next Meeting: Next meeting is June 3, 2008 with the location to be determined.

Adjournment: Meghan motions to adjourn, Samantha 2nds, all in favor meeting adjourned at 10:00pm.

DRAFT