

**Grant Mansion  
Annual Meeting Minutes  
December 19, 2006**

**Roll Call:** Megan Dougherty, Samantha Denby, Maggie & Alan White

**Proxy:** None

**Management:** Kathy Andersen & Steve Smalley

Steve established that a quorum is present.

**2004 Annual Meeting Minutes:** The attendance of only Megan did not constitute a meeting so there was no basically no minutes for a meeting. Allan moves we approve Sam 2nds all in favor.

**President's Report:** President Ramesh Raghunath was not in attendance.

**Financials:**

Discussion was made regarding yard care & building maintenance. Check \$412.00, install single barrier post 8/2/06 invoice # 0046 bill back to Jerry Jugen's tenant. (Jason has this been done)???? Where is the pole? Original bill should be billed back to Jugen and the pole bill will be the association's responsibility.

Snow removal and yard care bids.

Steve recommends that \$10,000.00 be moved to an interest bearing account. Megan makes a motion that \$10,000.00 be moved to a revolving CD Alan 2nds, all in favor.

**2007 Budget Approval**

Steve suggests that it is probably a good time for a reserve study. Board wants to keep dues low and special assess if needed. Alan brought up the subject of tuck pointing. Look for old bids for tuck pointing ask Chimney Jack for the cost of evaluation. Category changes yard care change to \$2000 roof repair \$500.00, snow removal \$800.00 water/sewer \$1700.00 transfer to reserve would then be \$5075.00 and the money is still available to cover whatever expenses. Megan motions to approve with changes proposed by Alan White, Samantha 2nd all in favor.

**Election of Directors:**

Megan Sam & Alan agree to remain as board members.

**General Discussion:** Discussion regarding the rock. St Paul's Traveler's do they cover for errors and omissions. Units #1 were late fee's included in ledger to attorney and to potential buyer. Follow up on parking rules (Inoperable vehicles).

**Announcements:** Requirements of the new HOA Director is that all associations meet on a quarterly basis and that Steve Smalley President of the company will attend the Annual Meeting. Samantha is getting married.

**Adjournment:** *Megan adjourns at 8:14pm*

**Grant Mansion  
Board Meeting Minutes  
December 19, 2006**

**Roll Call:** Megan Dougherty, Samantha Denby, Alan & Maggie White

Call to order at 8:15pm

**Management:** Kathy Andersen & Steve Smalley

**New Business:**

Introduce action log.

Send tenant list for updating.

Recycling – would need city planner to approve plans and get permits to build a ramp so it is has been determined that ramp is not needed. Samantha will call for her bin.

Move the no parking a sign 10 ft. from the entry to the drive, Alan agrees to petition the city to move parking signs.

Officers:

Alan nominates Megan for President Megan nominates Alan. Alan agrees to serve as President, Megan will be Vice President, and Samantha will serve as Secretary/Treasurer.

**Announcements:** Calendar is under review at this time and Kathy will contact the board with dates available for meeting and check the possibility of recurring meeting dates. Thursday is a good day at 6:00 or 6:30pm

**Adjournment:** Megan moves to adjourn meeting at 8:35pm all in favor.