Grant Mansions
Board Meeting Minutes
December 5, 2007

Meeting was called to order at 7:35pm

Roll Call:
Board of Directors: Megan Dougherty, Samantha Denby
Members: Arnold & Marguerite Salazar
Management Company: Kathy Andersen, Community Manager

Meeting Minutes: The June 13, 2007 minutes were presented for review and approval. Megan motions to approve and Samantha 2nds, all in favor.
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Financials:

Cash-Main Acct.	$16,781.54
Savings Account Reserve	$10,032.22
Total Current Assets	$26,813.76

The 2008 budget was presented and discussion was had in regard to a few line items that there were a significant increase, board would like this info verified.
A reserve account was discussed and Megan motioned to move $10,000.00 to a dedicated reserve account, Sam 2nds, all in favor.
Sam motions to approve the budget as discussed, Megan 2nds, all in favor

Old Business:
Landscape - All Phases bid for enhancements was presented and it was decided to wait until spring and look into other avenues to get this work done, bid was just too high.
Back flow preventor - All Phase has suggested that union be installed and the back flow stored for the winter so that it doesn't get stolen again. Theft usually happens in the winter when the thieves know that the system has been winterized. Megan motion to install unions on the back flow if that has not been done and store on site. Arnold has agreed to coordinate a storage spot. Sam 2nds, all in favor.
Discussion was had to bring Arnold up to date on the property. Megan has owned 6 years Sam 7. The property was redeveloped in 1998.

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New Business:
Rain gutter needs to be reviewed for better drainage away from building.

It was determined that Arnold and Marguerite are the only owner occupied residents at this time and they have graciously volunteered to help wherever needed. Arnold is interested in becoming board member and will run for election at the Annual meeting in February.

Snow Removal
It was discussed that there really is no place to push snow to so the board agreed that at visitor parking spot would be designated as a snow route, Arnold will take a look and see which location will be the best. A sign will be ordered to designate this area.

Next Meeting: Next meeting will be February 4 and it is the annual meeting. Arnold and Marguerite have volunteered to host so that the meeting is on site.

Adjournment: Sam motions to adjourn the meeting at 8:27, Megan 2nds all in favor.

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