

Granita Condominiums Owners' Association, Inc.
% Whiteman & Associates
PO Box 2369
Telluride, CO 81435-2369

Date: December 3, 2015
Time: 3:00 p.m. MST
Location: Telluride Properties, 237 S. Oak St, Telluride, Colorado

MINUTES OF ANNUAL OWNERS MEETING

Directors Present:
Albert Roer
Yvette Rauff

Directors attending by Conference Phone:
Les Omotani - voted in at this meeting

Others Present:
Courtney Stuecheli, Owner - Telluride Adaptive
Marcie Pickering, Peak Property Management
Thomas Whiteman, Whiteman & Associates

Others attending by Conference Phone:
Marcie Pickering, Peak Property Management
Steve Ulrich
Mindy Carter
Rock Swanson
Nicole Ezell

Owners Proxies:
Sandra Gilbert to Les Omotani

Percentage of Owners Present (by sq ft) = 56.56 %. Quorum requirement was satisfied.
Calculation attached.

Meeting called to order at 3:00 p.m. MST.

Discussion of last 2 meeting minutes dated 12/04/14.

Albert Roer moved, with Yvette seconding, to approve minutes of 12/3/14 as written.
Approved unanimously.

Albert Roer moved, with Yvette seconding, to approve new collection policy as presented by HOA Counsel. Approved unanimously.

Discussion of roof drain leak by Telluride adaptive unit.

Discussion of proposed 2016 Budget:

- Dues remains the same as 2015, some discussion about reallocating cost among line items.
- Upcoming project staining of building exterior to take place early spring 2016.

Albert Roer moved with Yvette Rauff seconded to approve \$177,655 budget, including \$40,00 in reserves as amended at this meeting. 2016 Budget attached. Approved unanimously.

Discussion of replacement of hall carpet. Carpet is original. Besides appearing dated the carpet is in relatively good condition and cleaned twice a year. Marcie will get bids on replacement for 2017 budget.

Discussion of open Board seat due to resignation of Jonathan Boatwright.

Albert Roer moved, with Yvette Rauff seconding, to have Les Omotani take over Jonathan Boatwright's seat. Approved unanimously.

Directors Meeting:

Albert Roer to stay on as President.

Yvette Rauff will serve as Vice-President.

Les Omotani will serve as Secretary/Treasurer

Meeting adjourned at 4:10 p.m. MST

THE FOREGOING MINUTES WERE APPROVED BY THE ASSOCIATION BOARD AT ITS MEETING HELD _____.

Signed: _____