

Granita Condominium Owners Association  
DRAFT - Board Meeting Minutes  
October 22, 2020 3:30 PM MST  
(via conference call only)

1. Call the meeting to order @ 3:33 PM
2. Roll call and determination of a quorum

Board members on the phone:

Les Omotani  
Yvette Rauff  
Albert Roer

All board members were in attendance and there is a quorum.

Others attending:

Kurt Shugars, HOA Accountant  
Marcy Pickering, HOA Property Manager  
Sandy & Van Gilbert, Unit 303  
Rock Swanson, Unit 301

3. Approval/waiver of meeting notice - **Les moved to approve the notice period. Albert seconded. Motion was approved.**
4. Approve minutes from the April 1, 2020 board meeting - **Albert moved to approve the minutes and Ye seconded. Minutes were approved.**
5. 2020 Budget and Capital Project discussion

Kurt mentioned that the capital reserve dues increase for capital reserves was taken out of the budget. The capital reserve fund was not scheduled for a dues increase in 2021.

Albert and Les discussed the boiler replacement project. Sol is to provide pricing for the project. Per Marcy, Sol feels that the project would take between 3 and 5 weeks and was planning on performing the work in September of 2021. The board would rather review the project submittal in January and have the work performed in March/April of 2020.

Kurt discussed the capital projects that would need to be pushed off to 2023 in order to reduce cash shortfalls which would be created by moving

the timing of the boiler project. Marcy mentioned that the Power Ventilator may be newer than what is represented on the schedule. She'll get back to the board to let them know if it may have been replaced when the roof work was performed a few years back.

Albert asked about the commercial bathroom remodel. Marcy is still planning on finishes for the space and anticipates the work will begin by the 15<sup>th</sup> of November and finished by Thanksgiving. Project cost is to stay under \$25,000.

The discussion moved to Unit 303 which is having tile and stucco work performed. The owners are responsible for the tile work and the HOA is responsible for the stucco work. Marcy said the HOA's repair costs will be around \$1,500. Les asked about a warranty.

Marcy discussed the new CCTV system and how it can be accessed on cell phones. Albert found there is a 1 year installation and 3 year materials warranty.

**Albert moved to approve the 2021 proposed budget and Les seconded. Motion was approved.**

6. Lot 30 development discussion

Albert had heard that the project may not be moving forward. Marcy stated that she also works with Aspen Ridge who are strongly proposed to the lot's development. Les spoke with Michele at the planning Mountain Village Planning Department. She stated that no formal submission has been made to the Town of Mountain Village at this point.

Les recommended taking a "wait and see" approach to determine if the developer even moves forward with the project.

7. Schedule 2020 owners meeting and next board meeting

**Albert proposed Wednesday November the 11<sup>th</sup>, 3:30 PM and the board agreed.**

8. Other business

Yvette brought up she is selling her unit so she was coming off the board. She was willing to stay on the board until the November owners meeting.

9. Adjournment - 4:41 PM