

Granita Condominium Owners Association  
Draft - Annual Owners Meeting Minutes  
November 13, 2019 3:00 p.m.  
@ Telluride Properties Conference Room  
(237 South Oak Street)

Minutes

1. Call to order call to order at called to order at 3:01 PM
2. Determination of a quorum
3. Les Omotani (304)  
Dan Witkowski (102A, 102B)  
Rock Swanson (301)  
Greg Carberrry (101)  
Steve Ullrich (202)  
Yvette Rauff (203)  
Sarah Meaders (401)  
Parker (302)  
Korney, Telluride Adaptive Sports (100)  
Albert Roer (103A, 103B, 104)

Proxy:

Van Gilbert (303) to Omotani  
Joanne Patton (204) to Yvette Rauff

A majority (15 of 17 owners) of owners are present so there is a quorum.

4. Minutes from 2017 Owners meeting. Albert moved to accept the minutes and Rock seconded. Owners reviewed the minutes. The minutes were approved.
5. Proof and due notice of meeting  
Notice for the meeting was emailed out on October 13, 2019. Proper notice was given.

6. Review 08/31/19 actual vs. proposed budget comparison

Budget was presented by Kurt. Members had questions about the operating fund contribution to the reserve fund. The members discussed the carpet replacement for 2020. Some members felt that it was not necessary. The carpet project was left in the budget and the project will be reconsidered later this year.

Dan brought up the condition of some of the common areas in the commercial area, specifically the bathroom. He'd like to see more funds allocated increase cleaning of the bathroom. This issue was brought up two years ago along with the installation of the garbage disposal in the restroom. Les proposed that the commercial owners meet with Marcy to develop a restoration plan for the bathroom.

Albert proposed moving the bathroom tile upgrade from 2028 to 2020. No vote was taken the board will discuss.

Dan asked about the camera system and intercom system repair. Marcy explained that the intercom has been down for years and the cameras are being installed for security.

An owner asked about railing painting. Albert stated that the project will be discussed at the next board meeting.

7. Internal Revenue Ruling 70-604 - excess membership income in fiscal year December 31, 2019

**Albert made a motion that any excess of membership income over membership expenses for the year ended December 31, 2019, shall be applied against the subsequent tax year member assessments as provided by Internal Revenue Service Revenue Ruling 70-604, and further that any amounts collected by or paid to the association for major repairs or replacement, or remaining in the Replacement Reserve Fund, at the end of the year ended December 31, 2019, in excess of the amounts originally scheduled for Replacement Reserves, shall be set aside for future major repairs and replacement, and allocated to capital components as provided by the guidelines established by the Internal**

**Revenue Service Section 118 and Revenue Ruling 75-370 and 75-371.  
Kortney seconded the motion. Motion carried.**

8. HOA owner education required by CCIOA – Kurt to present

Discussed how the licensing requirement for property manager has been discontinued by the state. No licensing is currently required to be a property manager.

9. Directors:

Albert moved that the current board members carry over to 2020, seconded by Dan. Motion was approved.

Current Directors:

Albert Roer

Les Omotani

Yvette Rauff

10. Other business

Dan asked about adding antifreeze to the loop to Unit 102. Marcy stated that this will take place.

Kortney, director of the Telluride Adaptive Sport mentioned that Adaptive invites all members to stop by and visit to find out more about the work they do.

11. Adjournment

Meeting was adjourned at 3:47 PM

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(237 South Oak Street)

Minutes

Call in number: 1-866-730-7514

Participant PIN 897856#

1. Call the meeting to order at 3:47 PM

Roll call and determination of a quorum

Members in attendance:

Albert Ror

Les Omotani

Yvette Rauff

- 2.

All board members were present and there was a quorum.

3. Elect officers

Albert moved to make Albert president, Les vice-president and Yvette – Secretary Treasure/Secretary. Les seconded and the motion was approved.

4. Other business

Marcy discussed the condition elevator. Otis has proposed a mechanical update elevator and the projected cost at \$140K. This is in line with a similar upgrade one of the other owners had take place at another complex.

Albert stated that well take this into consideration and update the capital project cashflow.

5. Adjournment at 4:02 PM