

GRANITA CONDOMINIUM OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
DRAFT

October 10, 2019 @ 3:00 PM  
@ Telluride Properties Conference Room (237  
South Oak Street)

1. Roll call and determination of a quorum

Board Members in Attendance:

Albert Royer  
Les Omotani  
Yvette Rauff

Also in Attendance:

Kurt Shugars, HOA accountant  
Marcy, HOA property manager

All members were present and there was quorum.

Meeting was called to order at 3:05 pm.

2. Approval of Minutes

Albert moved to approve the minutes 2018 and Les seconded.  
Motion was approved.

3. Maintenance

Marcy led this discussion. Storage in the parking area was discussed. Owners have been informed that some flammable items being stored in the parking spaces are a hazard and can not be kept in the garage.

The Yvette wanted to make sure that Marcy include board & owners in the selection of new carpet to be replaced in 2020.

The board discussed the capital projects proposed for 2020 with Marcy. The following items were slated for completion in 2020 but were pushed off to 2021 as the current condition of these assets do not justify repair/replacement in the next fiscal year:

Garage Door Replacement  
Boiler Pump Replacement  
Exhaust Fan Replacement  
Fire Control Panel Replacement  
Makeup tank/pump Replacement

4. Election of officers.

Albert moved to keep officers in current positions. Les seconded.  
Motion was approved.

Albert as President  
Les as Vice-President  
Yvette as Secretary Treasurer

5. Approval of 2020 Budget

The draft budget was presented by Kurt. The board discussed the proposed dues increase to cover the anticipated future capital projects.

Albert moved to approve the 2020 budget and increasing the transfer from the operating the reserve fund to \$80,000 in 2019.  
Les seconded the motion. The motion was approved.

6. Other business

8. Adjourned at 4:52 pm