

**Granita Condominium Owners Association
Board Meeting
December 4, 2019 1 PM
@ Telluride Properties Conference Room
(237 South Oak Street)**

Minutes

1. **Call the meeting to order 1:05 PM**

2. **Roll call and determination of a quorum**

Albert Royer
Les Omotani
Yvette Rauff

3. **Approve minutes from the November 13, 2019 & October 10, 2019, board meeting**

Albert moved to approve the November and October Board meeting minutes. Les seconded. The motion was approved.

4. **Capital Project Discussion**

- a. **Carpet replacement**

Carpet replacement was discussed, and it was decided to leave the current carpet in place until 2021. Les and Albert all want Yvette to be involved in the carpet selection.

- b. **Commercial bathroom upgrades**

Marcy met with Dan and he let her know that he was going to meet with the other commercial owners and he was going to get bids. The board felt that it wasn't appropriate to have the owners driving the project. Owners were to meet with Marcy to discuss the upgrades and she would bring those forward to the board.

Board is in favor of a remodel but no plans were made available to the board or to Marcy. No action was taken.

Cleaning of the bathrooms on the first floor was discussed. Marcy said that

they are now cleaning the bathroom 3 times a week.

5. Other business

Security Cameras

Marcy gave a security camera update. Four cameras are up and running which record to a DVR. The board wants to have a camera added in the trash room to see who is not disposing of their trash correctly. Les wants to make sure there is a camera in every hallway.

The contractor will be done next Tuesday. Marcy will do any paint and patch necessary after the installations in the owners units.

Hot Tub Install in Unit 401

The owners have had a hot tub moved on site but it has not been hooked up. Marcy has been working with the owner to get the appropriate permits to install the unit. The work should be performed soon.

Sign

In Design Signs said that the sign will be to him by the end of this week and they will install it by the end of next week. Les asked about a second smaller sign to be installed. The board all agreed.

New signage regarding bikes to be purchased for the elevator and new signage for the trash room.

Ski Lockers

Theses are to be installed at the end of the ski season. The board decided to replace the ski rack near the lockers. Yvette will find the exact rack to be purchased and provide it to Marcy.

Changes to Rules and Regs

Albert will review what was drafted by Nicole regarding the storage of items in the garage and will circulate it to the board.

Albert made a motion to approve the change to the Rules and Regs to tighten up storage rules in the garage. Les seconded and the motion was approved.

Boiler Room Upgrade Proposal

Marcy is working with Sol to create a proposal for repairs/upgrades to the boiler room. Les wants to make sure that Sol is moving forward with developing the plan and if he doesn't have time do make the plan Les wants another contractor to do it.

Peak Property Management Agreement

Marcy presented her contract with some updated language around termination of contract.

Albert moved to approve the 2020 management contract with Peak Property Management. Yvette seconded. Motion was approved.

6. Adjournment -- 3:38 PM