

Granita Condominium Owners Association  
APPROVED Annual Meeting Minutes  
November 11, 2020 3:30 p.m.  
VIA Zoom  
(970)728-7022  
[kurt@shugarscompany.com](mailto:kurt@shugarscompany.com)

1. Call to order call to order at 3:35 PM

Determination of a quorum

Les Omotani (304)  
Rock Swanson (301)  
Albert Roer (103A, 103B, 104)  
Yvette Rauff (203)  
Steve Ullrich (202)  
Dan Witkowski (102A, 102B)  
Sandy & Van Gilbert, Unit 303 (arrived mid-meeting)

A majority (10 of 17 owners) of owners are present so there is a quorum.

2. Proof and due notice of meeting sent 10/23/20 – Les moved to approve and Albert seconded. Proof of notice was approved.
3. Approval of 2019 owner minutes

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

4. Building maintenance update

Marcy gave the maintenance update.

CCTV & Communication System – the contractor has been on site and is working on completing the project by Friday (November 13<sup>th</sup>).

Fall window washing and roof inspection have been completed.

The gutter system outside of the real estate office is still an issue. Many contractors have worked on the gutter and it continues to leak. A new roofing contractor has been contacted and will be working on it. There was a discussion about what contractor should take another shot at fixing the gutter. Dan asked about another gutter issue near the pedestrian area. There is a large icicle currently that needs to be removed.

Carpet cleaning is scheduled for next week. This is performed during both fall and spring off seasons.

There was discussion around the commercial bathroom remodel. Dan asked for the project proposal. Marcy will provide it to Dan and the board.

Yvette asked about the work to be performed on her deck. Marcy stated that work would be performed when the weather was warmer.

5. Review August 30, 2020 actual vs. proposed budget

Kurt presented the year to date actual expenses and

Les made a motion to pursue a line of credit up to \$125,000. Albert seconded. Motion was passed. Dan did not approve of the LOC.

Dan moved to approve the budget with the commercial bathroom remodel and wood lockers to 2021 budget.

6. Internal Revenue Ruling 70-604 - excess membership income for fiscal year December 31, 2020

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. Rock seconded the motion. Motion carried.

7. Lot 30 Development Discussion

Last work session asked the owner to come back for a second work session which has not occurred. Albert has created a spreadsheet with owners of Grantia and Aspen Ridge to purchase the lot. The Aspen Ridge management felt that their membership would have no interest.

8. Directors election:

Current Directors:

Albert Roer

Les Omotani  
Yvette Rauff

Steve moved to keep the current board members. Sandy seconded. Dan opposed and all other members were in favor. Motion passed.

Dan & Sandy are interested in a board seat at the next election.

9. Other business – No other business

10. Adjournment – 4:38 PM

MINUTES APPROVED AT NOVEMBER 29, 2021 ANNUAL MEETING OF THE MEMBERS

APPROVED

Granita Condominium Owners Association  
Annual Meeting  
November 11, 2020 following Owner Meeting  
VIA Zoom (instructions on last page)

Agenda

1. Call the meeting to order
2. Roll call and determination of a quorum
3. Approve minutes from the October 22, 2020 board meeting

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

4. Elect officers

Albert Roer  
Les Omotani  
Yvette Rauff

Les moved to leave same board positions. Albert seconded.  
Motion was approved.

5. Other business
6. Adjournment

## Zoom Meeting Log in Instructions

Kurt Shugars is inviting you to a scheduled Zoom meeting.

Topic: Granita HOA Owners Meeting

Time: Nov 11, 2020 03:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/96444996014?pwd=cGNCdWVWR3pQbmpPU1IxYXozbHA4UT09>

Meeting ID: 964 4499 6014

Passcode: 309252

One tap mobile

+13462487799,,96444996014#,,,,,0#,,309252# US (Houston)

+16699006833,,96444996014#,,,,,0#,,309252# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

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