

Granita Condominium Owners Association
Board Meeting
April 23, 2021 1 PM MST
(via Zoom)

APPROVED Minutes

1. Call the meeting to order at 1:01 PM
2. Roll call and determination of a quorum
The following board members were present:

Albert Roer
Les Omotani
Sandy Gilbert

All board members were present so there is a quorum.

Other in attendance:

Sam Patton (Unit 204)
Michael Gray (Unit 302)
Courtney Stuecheli (Unit 100)
Dan Witkowski (Unit 102)
Greg Carberry (Unit 101)

3. Waiver of meeting notice

Les made a motion and Albert seconded it. Motion was approved.

4. Approve minutes from the November 11, 2020 board meeting

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

5. Move cash accounts from ANB Bank to Alpine Bank and loan approval

Albert discussed the favorable rates offered by Alpine Bank if our funds are moved from ANB Bank.

Les moved to open a line of credit with Alpine Bank for up to \$150,000. Albert seconded. Motion was approved.

Les moved to open operating and reserve accounts at Alpine Bank and close the ANB Bank accounts. Albert seconded. Motion was approved.

6. Boiler Project

Anita let the board know that items were coming in and folks are helping make space in the basement for the items are coming in.

Albert asked about hot water during the boiler conversion to determine when it will be available. He asked for an update just to let folks know when the hot water was going to be down. Anita said she'd provide those updates weekly.

7. Other Capital Projects – Security Cameras, Ski Lockers & First Floor Bathroom Remodel

Locker – The general contractor on the project canceled. Jensen has picked up the contract and is looking for a carpenter to do the demo of the old lockers. The board discussed the need for a permit and it was determined a permit was not necessary. Les discussed drainage at the bottom of the lockers.

Bathroom – Anita presented that the project was larger and asked about the interest in hiring a designer. Les asked Dan about what upgrades he wanted in the bathroom. He thought we were looking for something that was clean and functional. Courtney mentioned that there was a list of items the commercial owners were interested in and that list went to Marcy. Albert offered to work with Courtney and Dan to identify what is needed in the project.

Albert asked Anita if one of her crew could perform the work. Anita has a contractor in mind to perform the work, she is just concerned about material selection. Anita said she can purchase the materials if Albert and the commercial owners and identify those items.

8. Other business

Lot 30 – Sam Patton discussed the response that he is drafting to the Town of Telluride Planning Department regarding the Lot 30 proposed development. Albert asked that he email that document out to all the owners when it is complete. Sam's biggest concern is about the change in zoning that is proposed by the lot owner and the Town.

9. Adjournment - 1:32 PM

MINUTES APPROVED AT DECEMBER 29,2021 BOARD MEETING