

Granita Condominium Owners Association
Board Meeting APPROVED
May 12, 2022
(via Zoom)

Call the meeting to order at 10:07 AM MT

Roll call and determination of a quorum

The following board members were present:

Albert Roer
Dan Witkowski
Michael Gray
All board members were present for a quorum.

Others in attendance:

Les Omotani- Unit 301
Kelly Grace- 101
Anita Cody- HOA Manager

Meeting minutes from January 20, 2022 were approved as presented by Dan, Mike second the motion and all were in favor.

- 1) Old Business:
 - a. Commercial Bathrooms
 - New Towel dispensers ordered
 - Need new cabinets
 - Door locks to be changed
 - Sink replacement that is similar & ADA compliant- 1 piece that hangs off wall
 - Painting of doors—this will not be CAPEX
 - b. Fire Suppression and alarm system inspection—Anita is working on companies to take on this work
 - c. Management contract is being reviewed by the board
 - d. The garage area needs to be clear of any belongings and only vehicles allowed
 - e. Roof, Soffits and stains on siding
 1. Dan commented that a General Contractor may not be needed and Stone Ride can do the repairs and the estimates.
 2. It was suggested that Slick's do the roof water tests
 3. Get bids for staining all the trim and painting snow guards.
- 2) New Business—
 - a. Review of first quarter financials—there were no comments or questions

Minutes submitted by Anita Cody