

Granita Condominium Owners Association
Special Board Meeting Approved
August 9, 2022
(via Zoom)

Meeting called to order at 2:02 PM MT

Roll call and determination of a quorum

The following board members were present:

Albert Roer
Dan Witkowski
Michael Gray

Others in attendance:

Les Omotani- Unit 301
Steve Ullrich- Unit 202
Anita Cody- HOA Manager

Albert appointed Anita, Secretary to take minutes of the meeting.

Discussion about various line items that have increased for the amended 2022 budget:

1. Window washing
2. Roof repairs
3. Gas --utility
4. Fascia-soffit repair –fix damaged wood that cannot be resealed
5. Interior hallway carpet and paint

Michael moved to approve the proposal for the gutter repair by Stone Ridge Roofing at \$13675.00, Dan seconded the motion and all were in favor

Dan moved to propose to approve a revised Ben Hardin Construction proposal that is to only include the work of replacing all wood too damage to be resealed. As well as Stone Ridge Roofing to fix all 3 gutters as stated in proposal and additionally fix flashing on decks and caulk joints and cracks at flashing on decks. And to all be completed prior to the winter season. The final board approval will be via email consent. Michael second and all were in favor.

Albert moved to amend and increase the 2022 Annual operating budget by \$50,000.00 for a total of \$179,660.00 for operating income and increase Capital reserve funding by \$100,000.00 for a total of \$181,000.00 for Capital reserve funding. Discussion from other owners was requested and Steve Ullrich noted that he would pay in installments or one time, Dan second the motion and all were in favor.

A ballot will be sent out to owners with a reminder of the meeting on August 15, 2022 at 1:00 PM MT. Michael will also write a letter to send out to the owners of a summary of the needed funding.

Meeting adjourned at 3:12 PM MT

Minutes submitted by Anita Cody—approved at November 29, 2022 Board meeting