

Granita Condominium Owners Association  
Board Meeting APPROVED  
November 29, 2022  
(via Zoom)

Meeting called to order at 10:00 AM MT

Roll call and determination of a quorum

The following board members were present for a quorum:

Albert Roer  
Dan Witkowski  
Michael Gray

Others in attendance:

Paul Devoe- Unit 301  
Toni Nash- Unit 204  
Michael Whitehead- Unit 401  
Devin McGinnis- Unit 303  
Anita Cody- HOA Manager

Meeting minutes from May 12, 2022 and August 12, 2022 were approved with edits by Michael, Dan second the motion and all were in favor.

**Review of the Proposed 2023 Budget—**

Edits to various line items were made to the proposed budget to increase the operating dues for fiscal year 2023 to \$195,000.00 and the reserve funding to \$200,000.00.

Dan moved to approve the operating and reserve funding budget as discussed and to move any net income from year end 2022 to the reserve fund account. Michael second the motion and all were in favor.

The 2023 Property Management contract will be reviewed at the next board meeting.

**Project updates**

1. Hallway painting finished—The HOA would like to have the inside doors and trim of the bathrooms painted.
2. Carpet has not been installed—trying to find an install date prior to the holiday season.
3. Fiber into building—will wait until April to address this matter.
4. 401 Deck tiles will be replaced and waterproofing installed under them
5. Hinges on front entry door will need to be replaced
6. Unit 204 keeps hearing banging in the walls—Anita will investigate
7. Paul DeVoe noted that if there is a power outage there is no access into the building without a hard key. Anita will reach out to Larry, Mr Lock, for a quote on exterior battery operated coded locks.

Meeting adjourned at 10:59 by Dan and Albert seconded.

*Minutes submitted by Anita Cody*