

Granita Condominium Owners Association  
Board Meeting Minutes APPROVED  
May 11, 2023  
10:00 AM MT  
VIA Zoom  
Telluride CO

1. Call to order at 10:00 AM
2. Determination of a quorum—Roll Call:

Board members present:

Michael Gray  
Albert Roer  
Dan Witkowski

Owners Present:

Les Omotani- unit 304  
Paul & Kimber Devoe- unit 301  
Cindy Gray- Unit 302  
Steve Ullrich- Unit 202

Also present-- Anita Cody-HOA Manager

Meeting Minutes from November 29, 2022 and December 14, 2022 were approved by Albert and Michael seconded the motion—all were in favor.

3. Building maintenance items:
  - Front door has been programmed with new codes for each owner.
  - Front door now will stay unlocked for 8-10 seconds after entering code for easier access.
  - Gutters on building—Anita will reach out to Stone Ridge to see if they can address the 3 gutters this summer season
  - Contractors for the wood repair—Anita will reach out to several firms to get quotes.
  - During a recent power outage it was reported that the Exit signs were not working—this will be addressed by management.
  - Parking garage was cleaned during off season
  - A window replacement policy needs to be created
  - Fiber optic—Dan noted that there is a pedestal on the Mountain Village BLVD side that can be connected to the CAT5 for installation of the fiber in the building.
  - The HOA insurance was renewed with State Farm. Unit owners need to review their individual policies.
4. Financial Review  
Anita reviewed the current financials for the HOA

Meeting adjourned at 11:27 AM MT