

Granita Condominium Owners Association

Board Meeting Minutes DRAFT

November 27, 2023

3:00 PM MT

VIA Zoom

Telluride CO

1. Call to order at 3:00 PM
2. Determination of a quorum—Roll Call:

Board members present:

Michael Gray

Albert Roer

Dan Witkowski

Owners Present:

Cindy Gray- Unit 302

Also present--

Anita Cody-HOA Manager

1. Meeting Minutes from October 11, 2023 were approved by Michael and Albert seconded the motion—all were in favor.
2. Review of the Proposed 2024 budget and Capital reserve items. After discussion of almost every line item and CAPEX items—Dan moved to adopt the budget as edited with a net zero increase in dues and Capital Reserve assessments from the 2023 budget. The operating surplus from 2023 will be moved to the reserve account at year end. Michael seconded the motion and all were in favor.
3. Discussion of increasing the board from 3 members to 5. Michael made a motion to move to 5 board members, Albert second the motion and all were in favor.
4. Meeting adjourned to executive session at 4:04 PM MST to discuss legal matters.