

Granita Condominium Owners Association  
Annual Meeting Minutes APPROVED  
December 14, 2022 10:00 AM MT  
VIA Zoom  
Telluride CO

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

Les Omotani (304)  
Albert Roer (103A, 103B, 104)  
Donna Kyle (203)  
Steve Ullrich (202)  
Dan Witkowski (102A, 102B, Storage C, Parking C)  
Davin McGinnis, (Unit 303)  
Michael & Cindy Gray (302)  
Paul Devoe (301)  
Michael Whitehead (401) by proxy to Albert Roer  
Ben Warner (201)  
Kelly Carberry (101, Parking B)

A majority of owners at 68.444% were present—therefore a quorum was met.

Also present-- Anita Cody-HOA Manager

3. Proof and due notice of meeting was approved
4. Approval of 2021 owner minutes

Albert moved to approve minutes and Michael seconded. Motion was unanimously approved.

5. The current financials of 2022 by reviewing each line item.

The 2023 Budget was reviewed as well as the Capital Expenditure Budget.

Les moved to approve the operating and capital budget  
Ben seconded the motion

Dan thanked Anita for working on the budge and feels it is a good financial path to protect the asset.

Michael commented that the increase in reserve funding and less special assessments is a better for the health of the company.

Michael also noted that the boiler replacement depleted the reserve account.

Les Omatani agrees with the long term plan

Steve Ullrich did note that the dues doubled but is okay with the budget presented.

A vote was taken and all approved unanimously.

6. Building maintenance update

Anita Cody provided a building maintenance updates:

1. The hinges on the front door were replaced and should be closing properly
2. Discussion about coded locks for the stairwell doors—a proposal will be procured for the 2 exterior stairwell doors and the garage man door as well as make the interior hallways doors to not be locked at all times. This will allow access into the building without a key.
3. Unit 401 is having the deck tiles replaced to help with the drainage.
4. Fiber optic installation will be postponed until April as there are too many unknowns about providing this service to the residential units.
5. Light fixtures in the hallways need to have different bulbs to provide a bluer light.

7. Directors election:

Current Directors:

Albert Roer

Les Omotani

Dan Witkowski

Albert moved to nominate Albert, Les and Dan to the board. Steve seconded and all were in favor

8. Old business—none noted

9. New business- none noted

10. Other business – none noted

11. Adjournment – 10:49 AM by Albert and seconded by Michael