

Granita Condominium Owners Association

Board Meeting Minutes APPROVED

October 11, 2023

9:00 AM MT

VIA Zoom

Telluride CO

1. Call to order at 9:00 AM
2. Determination of a quorum—Roll Call:

Board members present:

Michael Gray

Albert Roer

Dan Witkowski

Owners Present:

Kimber & Paul Devoe- Unit 301

Cindy Gray- Unit 302

Also present--

Anita Cody-HOA Manager

1. Meeting Minutes from July 6, 2023 were approved by Michael and Albert seconded the motion—all were in favor.
2. Financial Review of Q3- 2023. All expenses are on track.
3. Dan moved to have the HOA craft specific legal questions to the HOA attorney to clarify LCE, GCE and unit owner expenses as well as class determination for expenses. Michael seconded the motion and all were in favor.
4. Dan moved to approve the firm Advanced Drain Cleaning to work on cleaning all drains in the building, subject to written notification to affected owners that some or all of the expense will be allocated to their unit pending legal review. Michael Seconded the motion, all were in favor. The estimated cost for each unit is \$1350.00.
5. Dan moved to have the HOA move forward with the Fiberoptic Infrastructure capital project to be paid for with reserve funds. The residential unit owners will pay back with a special assessment pending legal review and guidance. Albert seconded the motion and all were in favor. Michael is working with Clearnetworx and Ajalax to get a firm quote and methods on which they will run the cable through the building and to the units.
6. Construction drawings will be found and added to the HOA website

9:55 AM MT- Dan left the meeting

7. Discussion on plans for the spring off season so we can get on contractors lists.

Assumes gutters are done this fall

- Painting of Snow Fences
- Repair of Wood on various parts of the building
- Possible re-paint of garage lines and unit numbers
- Plan to paint and stain in 2025

8. Annual meeting date is set for November 29, 2023 at 3:00 PM MT via zoom

Meeting adjourned at 10:07 AM MT