

THE GRANITA CONDOMINIUMS ASSOCIATION

MINUTES OF BOARD MEETING

Association: Granita Condominium Association, Inc.
Date: Wednesday, May 21, 2024, at 1:00 p.m. MDT
Location: Teleconference
Directors Present: Michael Gray, Albert Roer,
Owners Present: Donna Veale, Davin McGinnis, Paul Devoe, Greg Carberry (1:54 pm)
Others Present: Dan Witkowski, Tracey Wolter, Elyssa Krasic

Meeting called to order at 1:03 p.m., MDT

Meeting notice was sent on May 16, 2024

Roll call. Determination that a quorum is present, 2 of 5 directors are present, and there are 3 vacancies

We have not received meeting minutes from March 14, 2024. The Board is asked to supply information on action items to be approved at the next Board meeting. Items to include:

- *Approve the meeting minutes from November 27, 2023, and November 29, 2023*
- *Hire Full Circle HOA Management and Authorize Albert to sign the contract*

Unit 103A, 103B, 104 Construction Application

Dan Witkowski has met with the Owner and the contractor regarding the interior remodel, including a bathroom remodel, floors, paints, and relocating a door.

Discussion of the current construction guidelines and documents.

Motion by Alber Roer, second by Michael Gray, to authorize Full Circle to work with Altitude Law to revise the unit construction guidelines. *All in favor, motion passes.*

Board Vacancy

The board increased the number of board seats from 3 to 5, at the November 27, 2023, Annual Owner Meeting. There is now one vacancy due to Dan Witkowski's resignation.

Motion by Albert Roer, second by Michael Gray, to appoint Davin McGinnis and Paul Devoe to two of the Board vacancies. *All in favor motion passes.*

Reserve Investments: Edward Jones

A signatory is needed for this account. Discussion of account balance and interest rates.

Motion by Albert Roer, to close the Edward Jones account and move to the Alpine Bank account with the \$5,000 in the Edward Jones account. *Motion withdrawn.*

Interest rates will be reviewed for the best investment opportunities. Albert Roer is authorized as an account signer.

Financial Review

The 2023 taxes need to be filed; an extension was filed. Full Circle HOA Management has recently received the QuickBooks file and working through anomalies.

There are a couple of accounts that are 90 days past due, approximately \$18,000 is overdue, \$10,000 of which is 90 days overdue.

2024 insurance has been renewed and paid.

Facilities

Review of garage cleaning and painting. Exterior lights were replaced, and windows will be washed soon. A roof inspection has been performed, which generated a punch list.

Gutter leak repair solutions are being researched.

Broken roof tiles have been replaced using the remaining backstock. Replacement tile to have on hand is being researched.

It is thought the slope side roof has 10 years remaining to its useful life.

Consideration of the snow retention repairs. Estimates will be sent to the Board.

Stucco is being inspected.

Residential makeup air is discussed.

Old Business

The lobby mat needs to be replaced.

The door to the residential lobby needs to be repaired

Consideration of the hole above the garage area.

Consideration of protection for the walls in the lobby so they are not propped up against the walls.

There are no objections to adjourn the meeting.

Meeting adjourned at 1:57 pm., MDT.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD AT THEIR MEETING
HELD ON ____ July 23, 2024 ____.