

# THE GRANITA CONDOMINIUMS ASSOCIATION

## MINUTES OF THE BOARD MEETING

Association: Granita Condominium Association, Inc.  
Date: December 10, 2024, immediately following the Owner meeting  
Location: Teleconference  
Directors Present: Michael Gray, Paul Devoe, Davin McGinnis, Alber Roer, Michael Whitehead  
Owners Present: Melinda Carter, Cindy Gray, Kimber Devoe, Steven Ullrich  
Others Present: Dan Witkowski, Tracey Wolter, Elyssa Krasic

Meeting called to order at 2:37 pm, MST

Meeting notice was sent.

Roll call. Determination that a quorum is present, 5 of 5 directors are present.

*Motion by Michael Gray, second by Davin McGinnis, to approve the November 7, 2023, meeting minutes. All in favor, motion passes.*

### Determine Officers

*Motion by Michael Whitehead, second by Davin McGinnis to determine the directors:*

Albert Roer- President  
Paul Devoe- Vice President  
Michael Gray- Treasurer  
Davin McGinnis- Secretary  
Michael Whitehead- At Large  
*All in favor, motion passes.*

### Capital Project Discussion

#### 2025 Soffit repair and Deck Rails

- Soffit repair- we have a bid from Horn Brothers Roofing and the board requested a second estimate.
- Deck rails to be painted. The Board asks for consideration of color. There are couple of different colors used. Color options will be provided.

#### Other Capital Projects

- There are damaged areas of EFIS (stucco) needing repair
- Consideration of exterior painting and staining.

Consideration of the HOA inspecting the condition of all decks and providing a recommendation for repair to Ownership.

- Owners would be responsible for the repairs.
- Railings are the HOA's responsibility.
- The deck surface is an Owner expense.

The Mountain Village Boulevard sidewalk has been restored. A leak was addressed and the glycol was recharged.

Reserve Funding discussion, consensus to maintain current funding levels.

Albert Roer, makes a motion to adjourn. Meeting adjourned at 3:11 pm., MST. THE FOREGOING MINUTES WERE APPROVED BY THE BOARD AT THEIR MEETING HELD ON \_\_\_\_\_.