

Neely's Canyon
HOA Board Meeting Minutes
May 14, 2018

- **Call to Order** – Board president Michael VanSickle called the meeting to order at 7:00 p.m. Also attending were board members Sally Drews, Greg Foss, and Cathryn Smalley. Rusty Martin was absent. Mike Hill represented Granite Properties.

- **Old Business**
 - In response to concerns raised at the February meeting that Phase 1 recycling containers were regularly overfilled, the Board tested 9 containers in Phase 1 with 5 in Phase 2, and 8 containers Phase 1, 6 containers Phase 2. Noting these trials resulted in overfilling Phase 2 containers the Board voted and approved to return to the original 7 in Phase 1 and 7 in Phase 2. It was noted that if residents found containers too full they should either try using the other phase's containers or wait until containers have been emptied. They should not resort to using the landfill containers.

 - Neighborhood Watch co-captain Ms. Jane Reynolds presented updates:
 1. Northwest Civic Association extends boundaries to include Neely's Canyon proximity. They require members be individuals not HOAs.
 2. Neighborhood Watch recently circulated info from residents regarding a green pick-up with two individuals claiming contract work at Neely, though the contract stories varied and none were confirmed by Granite. Ms. Reynolds requested residents keep watch for these suspicious persons.
 3. HOA Wine and Cheese Social scheduled for Sunday June24 4-6pm. Further info will be posted to the Yahoo group.

- **New Business**
 - Neely's new landscaping service, Ranchers Landscaping, started early May. Mr. Hill explained pools and patio area is first in line for some much-needed catch-up maintenance. It will take some time to get the various areas around Neely up to date.

 - Mr. VanSickle motioned, and Board approved, that a discussion of current complaints regarding sound transmission/noise between units be addressed via executive session after meeting adjourns.

- **Manager's Report**
 - The end of April 2018 operating account balance \$8703.05
 - The monthly total income collected \$28,047.06
 - The total operating expenses for the month \$30,525.92

- The end of the month reserve account balance \$58,525.20
- **Routine building maintenance:** Building9 scheduled for May. Date and time for the walkaround will be posted on the Yahoo group.
- **Owner Suggestions and Recommendations**
 - Unit #219-- Asked when pavement would be re-stripped. Mr. Hill explained that typically re-painting happens after pavement is freshly re-surfaced, which isn't scheduled for this year.
 - Unit #148-- Asked what actions were taken regarding unauthorized tree cutting behind building9. Mr. Hill explained he'd been waiting for authorization to refer to a received letter identifying the perpetrator. Unit #148 owner confirmed authorizing Granite Properties to use their written statement to move forward with the restitution process.
 - Unit #124-- Asked about patio furniture maintenance. The repair/cleaning of the existing furniture is no longer feasible. The board will be looking into purchasing new lounges and chairs for the pool area.
 - Unit #124-- Asked about railings maintenance.
 - Unit #123-- Requested that landscapers be instructed to not blow leaves at her windows. Mr. Hill requested they please report any such occurrence to Granite.
 - Several unit owners complained about sound/noise transmission between units. Mr. Hill explained why the Neely's Canyon building construction results in the problem and some history behind past Boards looking for solutions.
 - Unit #110 offered their suggestions to help reduce sound transmission between units.
- **Adjournment** – Mr. VanSickle adjourned the meeting at 7:44pm