

Neely's Canyon HOA Board Meeting
July 22, 2013
12:00 p.m.

In lieu of the standard board meeting scheduled for the evening of July 22, the board met at the offices of Granite Properties.

1. Call to Order – The meeting was called to order at 12:00 with Sandy Wright, Cathryn Smalley, Jane Reynolds and Debbie Cartwright in attendance. Mike Hill represented Granite Properties. Connie Heyer, Neely's Canyon's legal representative, was also present.

2. New Business

- a. Deck repairs – Mr. Hill reported that the deck had been power washed and will be re-stained once the deck dries out.
- b. The Board approved the extension of existing railings at the entryway at Building 4. The residents will be notified of the board's decision.
- c. Revision of the rules and regulations – With the help of Ms. Heyer and Mr. Hill, the board discussed revisions to the rules and regulations. These include:
 - 1) Noise transfers between upper and lower floors - Complaints about noise have increased. The board is limited as to what it can require of residents, owners, renters and landlords.
 - 2) Occupancy limits – adopting federal guidelines as to the number of residents per unit
 - 3) Parking – encouraging residents to use their carports
 - 4) Guests – limiting the length of time
 - 5) Rules for renters – Setting guidelines for owners who wish to rent their units such as administrative fees upon renting, duties of owners, copy of leases on file, contact information, background checks, etc.
 - 6) Advertising property for lease
 - 7) Conducting businesses out of homes

Additionally, the board approved that a letter be sent to all owners informing them on some of these concerns.

3. Adjournment - The meeting was adjourned at 1:15 p.m.