

**Neely's Canyon HOA Board Minutes**  
**June 24, 2013**  
**7:00 p.m.**

- 1. Call to Order** – President Sandy Wright called the meeting to order at 7:00 p.m. with Jane Reynolds and Debbie Cartwright present. Cathryn Smalley and Rusty Martin were not in attendance. Mike Hill represented Granite Properties.
- 2. Approval of Minutes from April 22, 2013 Meeting** – The Board reviewed and approved the minutes of the April 22 meeting by e-mail prior to this meeting and confirmed the minutes without changes. The minutes were posted on the Granite Properties website – [www.graniteproperties.com](http://www.graniteproperties.com).
- 3. Additional Actions Taken Since The Last Meeting Via Email And Approved By The Board**
  - a. Approval – Installation of bench at Building 2 with Mr. Martin voting no
  - b. Approval – Drop the lien against Unit #242 (5-18-13) after the debt was paid
- 4. Old Business**
  - a. Neighborhood Watch - Crime and Fire Safety
    - 1) Ms. Wright reported that no crimes were posted on the Spot Crime website. If owners want to know more, please log on to [www.spotcrime.com](http://www.spotcrime.com)
    - 2) Residents are reminded to give emergency contact numbers (friend, relative, neighbor, etc.) to Granite Properties or to your building captain and location of a spare key. This is for property related issues only.
    - 3) It's that time of year again. Residents are reminded to be aware of fire safety. Residents are encouraged to invest in a small ABC fire extinguisher for the kitchen.
  - b. Maintenance and Repairs – Repairs for Building 3 have been completed. A walk about for Building 4 is scheduled in a couple of weeks.
  - c. Recycling – The Board continues to look at effective, but less expensive, ways to improve recycling and trash removal. The company that serves Neely's for garbage pick-up is unable to offer large bins with side mounting pick up at this time. Neely's will continue to offer single stream recycling in the blue bins near Buildings 4 and 7.
- 5. New Business**
  - a. Two residents have asked for a modification in the railings at Building 4. Mr. Hill will have JE Services submit a bid for the work.
  - b. A request for a handicap parking space in front of Building 3 was approved by the board.

**5. Manager's Report**

- a. May 2013 Operating Report
  - 1) During this past month, the total assessment income collected was \$24,911.00, roughly 3.17% above budget.
  - 2) The Operating Account balance was \$427.87.
  - 3) The outstanding Accounts Payable at the end of the month was \$1,766.00.
  - 4) The total operating expenses this past month was above budget at \$29,046.16.
  - 5) This month we contributed \$2,709.00 to the reserve account.
- b. Collections Update - Mr. Hill reported on the status of delinquent homeowner dues.

**6. Owner Suggestions and Recommendations**

- a. A unit member complained of the noise of upstairs tenants. The board requested Mr. Hill to send a letter to the landlord notifying him/her of the complaint.
- b. A resident reported that the deck had some areas that needed to be power washed and sealed. Mr. Hill will look at the area in question and have the maintenance crew fix it.

**7. Adjournment** – The meeting was adjourned at 7:59.

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*Neely's Canyon Wine and Cheese Party  
Sunday, May 19*

**A fun time was had by all!  
See you in October.**