

Neely's Canyon HOA Board Minutes
March 31, 2014
7:00 p.m.

- 1. Call to Order** – President Sandy Wright called the meeting to order at 7:00 p.m. with Cathryn Smalley, Rusty Martin, Jane Reynolds and Michael Van Sickle present. Mike Hill represented Granite Properties.

Ms. Wright began by taking a moment to remember Tina Bonci a resident at Neely's Canyon who passed away on March 7, 2013 after a courageous fight with cancer.

- 2. Additional Actions Taken Since The Last Meeting Via Email And Approved By The Board**

- a. Approval of storage cabinet to be installed for Unit 207
- b. Approval of berm to be installed in the parking lot near Buildings 10 & 11
- c. Approval of a memo to owners re condo warranty insurance & the posting of notices on mailboxes

- 3. Old Business**

- a. Neighborhood Watch - Crime and Fire Safety - 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*
- b. Maintenance and Repairs –
 - 1) Mr. Hill, Mr. Echazarreta of J E Services and Board members will walk around Building 5.
 - 2) No other repairs are reported at this time.

- 4. New Business**

- a. HOA Insurance Policy – The board is working with its attorney, realtors, and others regarding a potential change to its insurance policy to conform to newly implemented FNMA guidelines and will issue a statement concerning its decision as soon as possible.
- b. Refurbishing the pool deck – Mr. Hill presented several bids for refurbishing the pool deck. These bids contained estimates to replace the entire deck with wood, upgraded wood, redwood and a synthetic composite. The board will visit other locations that have these materials and make a decision.
- c. Appliances and furniture replacement in the clubhouse – After much discussion, the board tabled the replacement of the furniture and appliances in the clubhouse.
- d. Mosquito control – Residents have asked for help with mosquito control. Some suggestions made are to use large citronella candles, install a ceiling fan, and wear clothing designed to protect oneself from insects. Installation of purple martin houses was considered but deemed impractical.

5. Manager's Report

- a. February Operating Report
 - 1) During this past month, the total assessment income collected was \$24,486.00, roughly 1.4% above budget.
 - 2) The Operating Account balance was \$11,125.48.
 - 3) The total operating expenses this past month was below budget at \$19,087.21.
 - 4) This month we contributed \$1,630.00 to the reserve account which currently stands at \$121,082.26.
- b. Collections Update - Mr. Hill reported on the status of delinquent homeowner dues.

6. Owner Suggestions and Recommendations

- a. One owner reported that the screen above the chase in Building 6 should be replaced.
- b. No other suggestions or recommendations were made.

7. Adjournment – The meeting was adjourned at 7:45.

*The minutes have been posted on the Granite Properties website,
www.graniteproperties.com.*