

Neely's Canyon
HOA Board Meeting Minutes
April 27, 2015
7:00 p.m.

- 1) **Call to Order** - Rusty Martin called the meeting to order at 7:00 p.m. with Sally Drews and Summer Smith in attendance. Michael VanSickle and Cathryn Smalley were unable to attend. Mike Hill represented Granite Properties.

- 2) **Approval of October 2014 HOA Board Meeting Minutes** – Ms. Drews moved approval of the minutes, seconded by Ms. Smith. The motion passed unanimously.

- 3) **Additional Actions Taken since the Last Meeting via Email and Approved by the Board**
- No additional actions were taken.

- 4) **Old Business**
 - a) **Maintenance and Repairs** – On April 10, Mr. Hill met with Joe Echazaretta to review alternate repair methods to correct the clubhouse window leakage. Mr. Hill presented the window drain pan installation quote provided by JE Services as a result of that meeting. Given the amount of the quote, the board tabled this item for further review and discussion.

- 5) **New Business**
 - a) **Approval of HOA Board Member Positions** – Mr. Martin moved approval of the following slate of officers: Mr. VanSickle as President, Ms. Smalley as Vice President, Ms. Smith as Secretary, Mr. Martin as Treasurer, and Ms. Drews as Member-at-Large. Ms. Smith seconded, and the motion passed unanimously.
 - b) **Trash Service** – Mr. Hill has been in communication with the current trash service company to remediate unsatisfactory service. The Board requested that Mr. Hill solicit service bids and performance histories from other trash service companies for the HOA's 6 dumpsters and 14 recycle carts.

To report maintenance issues or for questions about the homeowner's association,
please call Granite Properties at 512-469-0925

6) Manager's Report – March Operating Report

- a) Financial Update
 - i. The end of month operating account for March was \$8,357.50.
 - ii. During the month of March, the total assessment income collected was \$25,148.00, about 0.40% above budget
 - iii. The total operating expenses were \$16,215.32.
 - iv. Year to date, a total of \$3,720.00 was contributed to the reserve account, which currently stands at \$92,809.654.
- b) Collections Update – Mr. Hill reported on the status of delinquent homeowner dues.
- c) Mr. Hill reported on the status of a noise violation from one unit. If the violation continues, the association can fine the owners of the unit. Mr. Hill recommended that the police be contacted if there are any safety concerns.

7) Owner Suggestions and Recommendations

- a) An owner reported that the rezoning request for The Overlook at Spicewood Springs (4920 Spicewood Springs Road) for a 12,000 square foot building was recently approved with certain contingencies. Residents are encouraged to attend the upcoming meetings of the Environmental Board and the Zoning and Platting Commission to voice their opinion on the proposed project.
- b) One owner reported that Household Hazardous Waste Facility is offering free Austin ReBlend paint to all City of Austin residents, which can be picked up at 2514 Business Center Drive.
- c) Mr. Hill is currently recruiting a replacement for the maintenance position.
- d) One owner suggested replacing the two benches on the property. Mr. Hill will remove the current benches, and the Board will discuss purchasing replacements.

- 8) Adjournment** - Mr. Martin motioned to adjourn the meeting. Ms. Drews seconded. The meeting adjourned at 7:47 p.m.