

Neely's Canyon
HOA Board Meeting Minutes
April 24, 2017
7:00 p.m.

- **Call to Order** – Mr. Michael VanSickle called the meeting to order at 7:02 p.m. Ms. Sally Drews, Ms. Cathryn Smalley and Mr. Greg Foss also attended. Mr. Mike Hill represented Granite Properties. Additionally present were approximately 6 other unit owners.
- **The Actions taken by the Board since the last meeting** were unanimously approved
- **Old Business**
 - Mr. VanSickle announced the owners' survey was ready to distribute. Since the survey was built with SurveyMonkey and will be completed online a resident from unit #113 commented some would-be participants might not be able to access a computer and Mr. VanSickle agreed to handle these one case at a time as necessary.
 - Mailboxes replacement: to remedy mailboxes that aren't closing correctly, possibly compromising security, and in general wearing out, Mr. VanSickle scheduled a representative of AAA Mailbox Sales & Service to visit Neely and write up an estimate. He is confident this is a good company to work with, is comfortable with a product they picked out together, and estimated cost is \$11500. He suggested purchase be delayed possibly 2-3 years while Neely's finances improve and funding is easier to budget, and Ms. Drews moved to keep mailboxes replacement at the top of our list of planned capital improvements. Motion passed unanimously.
- **New Business**
 - The Board approved, by majority (Ms. Drews/Ms. Smalley/Mr. Foss voted to approve, Mr. VanSickle opposed), the repair of the Steck Ave gate for \$3200.
 - Proceeding with proposed building #7 repairs was approved (all Board members attending approved and Mr. Martin approved via email later that evening).
 - Board Action Approval Process: Board President Mr. VanSickle requested when Board members are communicating discussion via email on between-meetings issues to send their final approval or opposition to him rather than Mr. Hill.
- **Manager's Report**

- Financial Update: in summary overall good news, reserve is recovering
- The end of month operating account balance for March was \$30,490.26.
- During this month, the total assessment income collected was \$52,978.40.
- The total operating expenses were \$22,938.53.
- The reserve account currently stands at \$42,242.52.
- Mr. Hill reported on delinquent unit owner dues and explained the 'at attorney' status for the most delinquent account. He also stressed the importance of residents resolving any issues with their autopay methods.
- Mr. Hill explained the pools status: closed temporarily due to a city inspector's report citing the opening between the fencing at the upper deck and the fencing on the lower deck. Part of the original design, this results from a logical arrangement by the cliff-like terrain. Situation is pending; He will update when resolved.
- **Owner Suggestions and Recommendations**
 - Unit #124 owner brought up concerns about inadequate recycling storage for the Phase I residents. In response The Board will take the issue under consideration.
 - Unit #124 owner also requested minutes from the previous two board meetings be posted on Granite's Neely site.
 - Unit #113 owner asked about insulation replacement under their unit in Building #3 and Mr. Hill explained neighboring units had been completed and theirs would be as well within the week.
 - Unit #119 owner complimented Mr. Hill and the Board for their prompt appropriate actions and communication in response to complaints from Building #3 residents about evidence of people and raccoons under their porches and in their crawlspaces.
- **Adjournment** – Mr. VanSickle adjourned the meeting at 7:49 p.m.