

Neely's Canyon
HOA Board Meeting Minutes
February 28, 2017
7:00 p.m.

- **Call to Order** – Michael VanSickle called the meeting to order at 7:00 p.m. Rusty Martin, Sally Drews, and Greg Foss were in attendance. Mike Hill represented Granite Properties. Additionally present were approximately 15 other residents.

- **Old Business**
 - Status of Gate repair in PhaseII: Mike reminded the Board repairs had been estimated at \$5000-6000. Discussion ensued regarding the gate's non-absolutely-essential function and potential of repeat vandalism, compared with cost and still rebounding HOA financial situation. Board approved to table issue.

- **New Business**
 - The Board reminded those present on the importance of appropriate refuse disposal in the provided trash containers. Mike confirmed Granite will add signage and Sally will post a reminder to Neely's Yahoo Group.

 - An Owners' Survey idea was introduced and a 'working session' suggested to discuss Budget Planning combined with survey particulars (method and what items to include). Michael will investigate and the meeting will subsequently be scheduled at a later time.

 - Coyotes – Jane Reynolds and Sandy Wright will check into what City of Austin has available for educating residents on Coyote awareness.

- **Manager's Report**
 - Financial Update:
 - The end of month operating account balance for March was \$ -134.00
 - During this month, the total assessment income collected was \$23,703.00.
 - The total operating expenses were \$32,703.50.
 - The reserve account currently stands at \$39,360.95.

 - Collections Update: Mike reported on delinquent unit owner dues

 - Mike announced he's hired a new assistant, Ashley Rodriquez.

- **Owner Suggestions and Recommendations**
 - Building Maintenance – A resident asked about the status of building maintenance. The Board explained that because of last year's unexpected expenses regular maintenance had been put on hold but, due to Neely's improving financial status, is scheduled to resume starting with Building #7.
 - Residents reported some of the mailboxes were not closing correctly and were possibly not secure. Michael will research replacement possibilities and cost.
 - Residents identified several specific needed repair and maintenance tasks which Mike individually addressed, confirming issues are either already in the queue or have already been completed in a manner practical to Neely's budget and original building construction. The Board suggested residents report repair and maintenance issues directly to Granite Properties.
 - Residents asked about pool maintenance and Mike confirmed it was on schedule, and agreed to look into reason for accumulated algae adjacent to pool deck.
 - A resident reported a broken light fixture at the 'main' entrance, and requested latest carport replacement bulbs be exchanged for bulbs of a warmer color.
 - A resident requested he be included in the maintenance 'walk-arounds' with Mike and Board members. Sally will post next scheduled date to Neely's Yahoo group, warning there wouldn't necessarily be much lead time due to coordinating schedules.

- **Adjournment** – Mr. VanSickle adjourned the meeting at 8:15 p.m.