

**Neely's Canyon
HOA Board Meeting Minutes
July 22, 2019**

- **Call to Order** – Board president Sally Drews called the meeting to order at 7:00 p.m. Also attending were board members Michael VanSickle, Greg Foss, Robert Trent, and Terry Vaughn. Mike Hill represented Granite Properties. Six additional owner/residents present.

- **Old Business**
 - Pool furniture was replaced: attendees volunteered positive approval and compliments, thanked the committee

- **New Business**
 - New tree trimming service hired. Ms. Drews requests Granite have the service remove saplings growing in the stone perimeter wall near bldg's 3&4.
 - Mr. Hill explained HOA insurance coverage new loss control requirement: all unit balcony railings need to be modified or replaced to meet a requirement eliminating 'ladder effect'; insurance industry losses result in higher rates and new requirements; Austin code doesn't require the change; older properties are being targeted; equivalent to current railings replacement would need 4" centers, approximately 1.25" spacing and be highest cost solution; suggested mesh-like inserts might suffice. Granite is pursuing specific details for compliance. The Board has hired an architect to review and present possible solutions with estimated costs. Pending results Board will consider funding possibilities.

 - **Neighborhood Watch captain Sandy Wright reported:**

APD Officer Graysen met residents at the clubhouse June 10 addressing concerns and answering questions about personal and property security. His suggestions: use 911 to report crime in progress, 311 to report past crime; when making a report include as much detail as possible and note the case # for future communication and reference; don't keep insurance info in the car, keeping it on person makes car theft more difficult.

National Night Out date changed to September 28, and combined with other Neighborhood Watch groups will meet at Randall's parking lot on Mesa Dr.

Regarding security cameras: volunteer committee's research has concluded cameras not recommended due to maintenance needs, power access, and likely required wireless; committee will continue gathering info; suggests residents install their own if desired. One resident suggested residents install their own using their own wireless. Ms. Wright also pointed out the importance of all

residents keeping aware of the environment and noting anything possibly suspicious. Mr. Hill suggested the HOA adjust exterior lighting to provide higher security. Ms. Wright will organize some volunteers to walk the HOA property at night and note areas that could use better lighting.

- **Owners' questions and suggestions**

- Bldg 11 owner/resident requests shrubs be planted in green area adjacent to the smaller Spicewood Springs Rd. driveway to add visual cover from passing traffic
- Owner/resident asked about current overall maintenance plans
- Owner/resident requests Board consider replacing the clubhouse upstairs bathroom carpet with hard surface flooring citing sanitary reasons

- **Manager's Report**

- Building 11 walkaround occurred previous week
- Building 10 maintenance completed: less repairs were required than expected
- The end of June 2019 operating account balance was \$899.14
- The monthly total income collected was \$32,234.09
- The total operating expenses for the month were \$51,465.53
- The end of the month reserve account balance was \$40,302.81

- **Adjournment** – Ms. Drews adjourned the meeting at 7:59 pm.