

**Neely's Canyon Condominium Association
2020 Annual Meeting Minutes
January 27, 2020**

(unapproved)

- **Roll Call** Board President Sally Drews called the Annual Meeting to order at 7:04 pm. Also present were Board directors: Michael VanSickle, Vice-President; Greg Foss, Secretary; Terry Vaughn, Treasurer; and Robert Trent, Member at Large. Approximately twenty additional HOA members attended. Mike Hill and Ashley Rodriguez represented Granite Properties. After Mr. Hill confirmed enough homeowners were in attendance or represented by proxy Ms. Drews announced a quorum was established.
- **Proof of Notice of Meeting** A memo was mailed by Granite Properties to Neely's Canyon HOA members requesting attendance at the annual meeting: stating time and purpose and providing an agenda noting there would be two votes for two open Board of Directors positions, and a vote for a Special Assessment discussed in an informational meeting the Board held for all HOA members on January 15, 2020. Included with the memo was a proxy form with instructions for use in lieu of attendance.
- **Reading of Minutes of 2019 Annual Meeting** The minutes of the 2019 Annual Meeting were approved unanimously.
- **Reports of Officers**

Treasurer Mr. Vaughn reported that in 2019:

- | | |
|---|-----------------------------------|
| ● Total assessments collected | \$394,905.12 |
| ● Total other income | \$10,177.15 |
| ● Total annual income | \$405,082.27 (1.39% below budget) |
| ● Total annual operating expenses | \$403,947.72 (7.79% above budget) |
| Variance in expenses primarily due to roof repairs and unanticipated repairs on Building9 | |
| ● Total capital improvements | \$14,894.79 |
| ● Total reserve contributions | \$18,000.00 |
| ● Operating account (12/31/19) | \$6290.64 |
| ● Reserve account balance (12/31/19) | \$24,440.37 |
| ● Accounts receivable (12/31/19) | \$1618.00 |
| ● Accounts payable (12/31/19) | \$0.00 |

- **Reports of Committees**

Neighborhood Watch Bob Dailey recognized and thanked the building captains in attendance. He noted the committee's invited speaker at the clubhouse Officer Grayson of the APD, and the activities at the National Night Out event held at the Randall's Mesa Drive parking lot. He reported there were eleven car break-ins at Neely in 2019, and emphasized the importance of no items in sight when locking vehicles for the night, and pointed out that more delivery services were frequenting Neely making our community more widely known. Mr. Dailey also reminded attendees of the Neely's Canyon Yahoo Users Group.

- **Election of Directors** Mr. VanSickle and Mr. Foss had completed their three-year terms and Mr. VanSickle announced he wanted to step-down from the Board. Besides Mr. Foss there was one additional volunteer to fill the other open position. With two volunteers to fill two positions a motion was made and seconded to elect Mr. Foss and Cathryn Smalley to the Board by acclamation.
- **Unfinished Business** An owner/resident reminded the Board about the need for re-striping paved areas and repainting stop lines that had been discussed at a previous Board meeting.
- **New Business**
 - The Special Assessment to fund required railing modifications and bolster the reserve fund account was voted on by ballot and passed.
 - Mr. Hill explained the enhanced (as of 2019) scheduled routine building maintenance procedure.
 - An owner/resident inquired further about the building maintenance schedule and larger projects such as re-plastering the pools and replacing mailboxes.
 - Two owner/residents raised concern about paint color for the balcony railings and Ms. Drews responded the Board would welcome their input on choice.
 - An Owner/resident made a statement to inform those present that they consider a past issue of dog noise from the neighboring Spicewood Springs Animal Hospital kennel remains current. The owner of the clinic, present as an HOA member, provided more background about the situation to the assembly. Ms. Drews thanked both for updating those in attendance.
 -
- **Adjournment** Ms. Drews adjourned the meeting at 8:08 p.m.