

**Neely's Canyon
HOA Board Meeting Minutes
February 24, 2020**

- **Call to Order** – Board president Sally Drews called the meeting to order at 7:01 p.m. Also attending were board members Cathryn Smalley, Greg Foss, Terry Vaughn and Robert Trent. Mike Hill represented Granite Properties. Several additional owner/residents were present to observe.
 1. Election of officers for 2020- Ms. Drews introduced herself, President, and the other officers as follows: Cathryn Smalley, Vice-President; Terry Vaughn, Treasurer; Greg Foss, Secretary; and Robert Trent, Member at Large.

- **Old Business**
 - Unit balcony railings project: Granite and architect Bill Perkins are progressing with preparations as possible prior to funding so project can commence soon as funds are available.
 - Residents driving at excessive speed on Neely's road: Mr. Hill will confirm the notorious driver has been warned.
 - Re-painting stop lines on the roadway adjacent to the bldgs 8-11 carports at the intersection with the small Spicewood entrance: Stencils are prepared, crew is watching for dry pavement with a warm enough temperature for best paint adhesion.

- **New Business**
 - No new business

- **Neighborhood Watch captain Sandy Wright and co-chair Jane Reynolds attended the February 19 North West Austin Civic Association meeting at St. Mathew's Episcopal church on crime and safety, and reported:**
 - APD Officer Grayson will arrange for area patrols to include a drive down Neely's road between 2-3am.
 - Because Neely is in the safest section of Austin there often aren't many police in the area- they're occupied in the city's higher crime areas.
 - Many vehicle crimes result from items left in the car.
 - It's important to provide barriers to crime opportunists.

- **Manager's Report**
 - The end of January 2019 operating account balance was \$12,338.45.
 - The monthly total income collected was \$36, 331.82.
 - The total operating expenses for the month were \$26,124.09.

- The end of the month reserve account balance was \$27,943.19.
- **Owners' questions and suggestions**
 - An owner raised concern they'd noticed missing external lighting on the property- Mr. Hill requested they report any non-functioning lighting to Granite; added that it's been found in the past car-vandals will unscrew carport bulbs to provide cover.
 - An owner asked for the current Reserve balance- Mr. Hill replied approximately \$28000, and added that Building 11's maintenance expenses had been paid and routine maintenance will continue with Building 1 pending February's operating expenses.
 - An owner asked if there were late fees for delinquent assessment payments- Mr. Hill explained yes.
 - Asked why the special assessment funds hadn't been added to the Reserve yet- Mr. Hill explained the assessment payments were needed first and weren't due until May 01.
 - Pointed out late fees hadn't been mentioned in meetings.
 - Pointed out if HOA members knew there were late fees they'd more likely pay on time.
 - Expressed concern about paint color choice for the unit balcony railings- Ms. Drews elaborated on color choice considerations, and confirmed a final decision hadn't been made.
 - An owner thanked Board member Mr. Trent for pointing out the USPS's emailed delivery message service.
 - An owner requested window replacement suggestions- Mr. Hill explained aluminum-clad windows and patio doors, like Neely's originals, were no longer available and would have to be replaced with either vinyl, fiberglass or wood. He suggested the Board in future will likely have to address this issue.
 - An owner described a noise in their unit- Mr. Hill explained it was likely a leaking toilet and suggested they replace the ballcock assembly.
 - Asked if they had to use a specific plumber. Mr. Hill explained the reason for hiring a plumber familiar with Neely's buildings was the necessary caution re-opening water mains that had been temporarily shut for unit plumbing repairs. The pipes can contain large concentrations of sediment and must be opened in small increments to prevent sediment from entering unit fixtures and appliances.
- **Adjournment** – Ms. Drews adjourned the meeting at 7:43 pm.