

Neely's Canyon HOA Board Minutes
August 26, 2013
7:00 p.m.

- 1. Call to Order** – President Sandy Wright called the meeting to order at 7:00 p.m. with Cathryn Smalley, Rusty Martin, Jane Reynolds and Debbie Cartwright present. Mike Hill represented Granite Properties.

- 2. Additional Actions Taken Since The Last Meeting Via Email And Approved By The Board**
 - a. Approval of the minutes from July 22, 2013 meeting – The minutes have been posted on the Granite Properties website – www.graniteproperties.com.
 - b. Approval – Installation of decorative rock at resident's expense
 - c. Approval of additional railings at Building 4 entryway at residents' expense

- 3. Old Business**
 - a. Neighborhood Watch - Crime and Fire Safety - Ms. Wright reported that no crimes were posted on the Spot Crime website. If owners want to know more, please log on to www.spotcrime.com
 - b. Maintenance and Repairs –
 - c. Filling in the area near the entry of #111 with soil so resident can install decorative rocks. This was approved but work has not been completed. Mr. Hill will check with Proscap to schedule this work.
 - d. Installation of additional railings at Building 4 has been completed. A walk around Building 4 is scheduled.
 - e. Pool deck staining and repairs – Staining of the deck will be done when the weather is cooler. Exposed nails have been replaced with screws. A request was made to clean the algae.
 - f. Recycling – The Board continues to look at effective, but less expensive, ways to improve recycling and trash removal. The company that serves Neely's for garbage pick-up is unable to offer large bins with side mounting pick up at this time. Neely's will continue to offer single stream recycling in the blue bins near Buildings 4 and 7.
 - g. Neighboring noise update – After recent complaints from residents in first floor units, the board voted to go into executive session after the monthly board meeting to address this issue. Revision of the rules and regulations will be discussed.
 - h. Letter to owners/residents as approved at the Board Meeting July 22 at Granite Properties – Mr. Hill presented the draft of a memo to be sent out. The Board will revise and approve via email. The letter will be sent out to all owners and residents as soon as possible.

4. New Business

- a. Zoning change request notification letter that Neely's owners received regarding 4714 Spicewood Springs Road. This building will have 32, 000 square feet of office space on 2 floors, with 3 floors of covered parking. The main entrance will be on the west side of the property. Owners are concerned that this may be too close to Neely's Canyon condominiums Buildings 10 and 11. Mr. Bob Daily reported that no traffic, environmental or lighting studies were done. The meeting was rescheduled for September 3. Attendees at the meeting were encouraged to contact the city with concerns.
- b. Ms. Reynolds requested that the Board approve a procedure for addressing requests and complaints to the Board and to Granite Properties. There seems to be too much lag time between requests and completions and no reason for owners having to attend Board meetings to make a request.
- c. Ms. Reynolds requested that new signs be made announcing monthly Board meetings.
- d. Ms. Reynolds requested that the bench by the clubhouse be resealed. She has already resealed the bench by the Steck entrance.

5. Manager's Report

- a. May 2013 Operating Report
 - 1) During this past month, the total assessment income collected was \$25,068.00, roughly 3.82% below budget.
 - 2) The Operating Account balance was \$6,790.45.
 - 3) The total operating expenses this past month was below budget at \$23,508.16
 - 4) This month we contributed \$2,709.00 to the reserve account which stands at \$145,238.81.
- b. Collections Update - Mr. Hill reported on the status of delinquent homeowner dues.

6. Owner Suggestions and Recommendations

- a. A unit member requested that a designated walkway be painted in front of Building 8. It is the only entryway that does not have one. This is needed for emergency personnel to access these units.
- b. One resident complained of construction waste materials in dumpsters which is disallowed in Neely's By-Laws.

7. Adjournment – The meeting was adjourned at 7:57.

Following the general Board meeting, Mr. Hill and the Board met in executive session to discuss the many issues discussed in the memo to be sent to owners and residents.