

# Neely's Canyon HOA Board Minutes

October 27, 2014

7:00 p.m.

1. **Call to Order** – President Sandy Wright called the meeting to order at 7:03 p.m. with Rusty Martin, Jane Reynolds and Michael Van Sickle present. Cathryn Smalley was unable to attend. Mike Hill represented Granite Properties.
2. **Additional Actions Taken since the Last Meeting via Email and Approved by the Board**
  - a. Approval of drainage modifications at Building 10
  - b. Approval of budget for 2015  
The board reaffirmed these actions.
3. **Old Business**
  - a. Neighborhood Watch/National Night Out - Approximately 35 residents met outside near the Steck entrance on October 7, 2014. An enjoyable evening ended with a visit from the Austin Fire Department in a very big fire truck.
  - b. Maintenance and Repairs – The next regularly scheduled maintenance is the clubhouse windows. The bids submitted were way over budget. The Board approved of doing major repairs to the windows of the clubhouse, starting with the center panel of windows. *The large glass windows facing north and west were not installed properly and over the years have leaked into the walls and caused major damage to these walls. The windows must be removed from the outside, flashing installed and the windows reinstalled. This will require extensive scaffolding.* Depending on the extent of damage and costs, the replacement of the remaining windows may be postponed which in turn will cause the postponement of maintenance to Building 6.
4. **New Business**
  - a. Budget – After much consideration, the Board approved an increase of 3.73% in homeowners' dues for 2015. Several factors contributed to the increase: the addition to our master insurance policy of a new insurance requirement by mortgage lenders that expands refinancing options for residents, repairs to drainage in the common area around Building 11, significant increases in water/wastewater rates, and a need to increase the annual contribution to our reserve fund to ensure an adequate cushion going forward.
  - b. Austin Board of Realtors Building – Dr. John Garcia reported on his communications with Paul Hilgers, CEO of Austin Board of Realtors, clarifying several concerns. His report was very well received and appreciated.
  - c. Strangers on property, dead bats and other sightings – If residents see persons trespassing on Neely's Properties, they are advised to call 911. If they are having pest problems, please call Granite Properties.
  - d. Minutes of the Board Meetings – The board decided to continue posting the minutes on the Granite Properties website, as has been done in the past.

- e. Renovations and remodeling – Please review the rules and regulations before renovating. Many renovations require Board approval.
- f. Wastewater Fees – Austin Water monitors our water usage between mid-November and mid-March. This determines our waste water costs for the next year which directly affects the amount of monthly homeowner dues. So please take care of leaking faucets, toilets, etc. to reduce needless water usage.

## **5. Manager's Report – September Operating Report**

- a. During this past month, the total assessment income collected was \_\$24,238.00\_ roughly 0.38% above budget.
- b. The Operating Account balance was \_\$1,363.58\_.
- c. The total operating expenses this past month were above budget at \_\$30,096.46\_.
- d. This month we were unable to contribute to the reserve account which currently stands at \$98,936.11.
- e. Collections Update - Mr. Hill reported on the status of delinquent homeowner dues.

## **6. Owner Suggestions and Recommendations**

- a. One owner notified the Board of loud water pipes from the unit above them. Mr. Hill will contact a plumber.
- b. One resident suggested that we revisit the idea of installing gates. This is due to the almost certain increase in cross street traffic. The Board took this on advisement.
- c. One owner is concerned with the noise of barking dogs coming from the animal clinic on Spicewood Springs Road. The veterinarian is installing soundproofing walls.

## **7. Adjournment** – The meeting was adjourned at 8:17.

*The minutes have been posted on the Granite Properties website, [www.graniteproperties.com](http://www.graniteproperties.com).*