

Neely's Canyon HOA Board Minutes

July 28, 2014

7:00 p.m.

- 1. Call to Order** – President Sandy Wright called the meeting to order at 7:00 p.m. with Cathryn Smalley, Jane Reynolds and Michael Van Sickle present. Rusty Martin 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 Davey Tree Service of Neely's annual tree trimming
 - b. Approval of staining the replaced wood to match the existing wood in order to increase longevity and appearance of the wood.
The board reaffirmed these actions.
- 3. Old Business**
 - a. Neighborhood Watch –
 - 1) Crime and Fire Safety - Ms. Wright reported several instances of crimes at Neely's Canyon. A bicycle was stolen from the entryway at Building 6. Maple syrup was squirted on several cars near Building 3. Someone attempted to break into the clubhouse. The Board has approved of having a security company evaluate the possibility of positioning security cameras at all three entrances.
 - 2) Residents are asked to report any lights that are out in the common area to Granite Properties as soon as possible. This can be an initial move before a crime is committed.
 - b. Maintenance and Repairs – "The next regularly scheduled maintenance will be the clubhouse windows followed by Building 6. The Board approved of doing major repairs to the windows of the clubhouse. *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.* Bids will be taken.
 - c. Rules and Regulations –
 - 1) Revisions - After some discussion, the Board reiterated that there will be no grilling or cooking of any kind in the pool area. Clarification of this will be added to the rules and regulations at a later date.
 - 2) The attorney representing Neely's Canyon will draft a letter that will be sent to owners. This letter will clarify the process and requirements when renting one's condo.
 - d. Refurbishing the pool deck - Replacing the wooden deck with synthetic, long lasting decking has been completed. Residents have given positive responses to this change.
 - e. Wine and Cheese Party – A wine and cheese party was held in the clubhouse on June 29. A fun time was had by all.

4. New Business

- a. Installing lattice structures around A/C units. – Citing city ordinances and maintenance issues, the Board agreed that there will be no lattice work construction around air conditioning units or electric meters. Also, home owners will not be permitted to construct them.
- b. Engineer's report on Building 11 drainage - The Board approved of the recommendations given by the civil engineer. Bids are requested and work will be done to correct these problems.
- c. Construction/re-zoning on Spicewood Springs Road – Ms. Wright reported that she and Mr. Martin met with the owners that own property within 200 yards of the property requesting a zoning change. *The owners of this property, 4920 Spicewood Springs Road, are requesting a zoning change from Single Family to General Office which would allow a building of more than 5 floors. Neighborhood organizations are asking for Limited Office which would limit construction to four floors or less. This tract of land includes 20 acres and we do not know what their final plan involves.* Along with destroying the view and natural habitat for wildlife, the Board is concerned about traffic flow on Spicewood Springs Road and vehicles cutting through Neely's Canyon. Neely's owners are encouraged to write letters to the city council objecting to further construction on Spicewood Springs. The next meeting of the city council to discuss this issue is August 7 at 2 p.m.
- d. Clubhouse repair/updating – Clubhouse repair/updating will be reviewed by the Board after the clubhouse windows are repaired.

5. Manager's Report

- a. February Operating Report
 - 1) During this past month, the total assessment income collected was _\$23,657.00_ roughly _2.02_ % above budget.
 - 2) The Operating Account balance was _\$1,147.86_.
 - 3) The total operating expenses this past month were above budget at _\$36,658.66_. This month we contributed _\$1,630.00_ to the reserve account which currently stands at \$100,917.47_.
- b. Collections Update - Mr. Hill reported on the status of delinquent homeowner dues.

6. Owner Suggestions and Recommendations

- a. One owner suggested that the Board send a letter to residents on the second floor requesting pads be placed on furniture to soften the sounds heard in the units below.
- b. No other suggestions or recommendations were made.

7. Adjournment – The meeting was adjourned at 8:20.

The minutes have been posted on the Granite Properties website, www.graniteproperties.com.