

**Neely's Canyon**  
**HOA Board Meeting Minutes**  
**April 25, 2016**  
**7:00 p.m.**

- 1. Call to Order** – Michael VanSickle called the meeting to order at 7:02 p.m. Rusty Martin, Sally Drews and Cathryn Smalley were in attendance. Mike Hill represented Granite Properties.
  
- 2. Old Business**
  - a. Traffic – Discussion about installing automatic gate at Steck entrance to reduce the amount of non-resident traffic that uses Neely's to get from Spicewood Springs to Steck. Cost estimate varied from \$5,500 to \$17,000. The board decided to discuss this issue during budget meetings later this year.
  - b. Animal Hospital – this is not an issue for the board to consider.
  - c. Clubhouse Rental Agreement – Discussion about how to increase the use of the clubhouse. Board decided to eliminate the rental fee for the clubhouse and eliminate section 3(g) of the rental agreement completely, i.e., no fee to rent the pool because you can't rent the pool. Michael VanSickle will create a draft of the rental agreement. Changes will take affect when the board approves the revised rental agreement.
  
- 3. New Business**
  - a. Pool Maintenance – Sally Drews asked that the pool chairs be cleaned. Sally also asked Mike Hill to look at the slick, mildewed spot that periodically appears and have it cleaned as necessary. Board decided to monitor Hines performance in the next few months to determine if the quality of service is adequate.
  
- 4. Manager's Report**
  - a. Financial Update as of 3/31/2016
    - i. The operating account balance was \$191.70.
    - ii. The accounts receivable balance was \$4,554.13.
    - iii. The reserve account currently stands at \$37,813.56.
  - b. Collections Update – Mr. Hill reported on the status of delinquent homeowner dues.

**5. Owner Suggestions and Recommendations**

- a. Unit 124 asked when the railings will be repainted. The railings are repainted periodically according to a schedule. The next repainting is scheduled for 2017. Also asked if we can come up with an easier arrangement to get clubhouse key when renting it. Mike Hill will also talk to our attorney about changing the deposit requirement for the clubhouse and how we would protect ourselves in the case of damage.
- b. Unit 118 asked about the rent on the land that Neely's rents to the Spicewood Springs Animal Hospital. Mike Hill explained the history of this arrangement.
- c. Unit 113 asked about removing dead trees between buildings 3 and 4. Board decided to address this during the annual tree trimming scheduled during June.
- d. Discussion about venting bathroom fans to the outside. The board will take this under advisement.

**6. Adjournment** –The meeting adjourned at 8:00 p.m.