

**Neely's Canyon
HOA Board Meeting Minutes
September 28, 2015
7:00 p.m.**

- 1. Call to Order** – Michael VanSickle called the meeting to order at 7:01 p.m. Rusty Martin, Summer Smith, and Sally Drews were in attendance. Mike Hill represented Granite Properties.

- 2. Old Business**
 - a. Clubhouse Repairs – the clubhouse window repairs are complete. All windows passed a water test, with the exception of one window, which JE Service will repair.
 - b. Trash Service – a new company, Progressive Waste Solutions, is now the trash service provider. Trash pickup is Monday and Friday.
 - c. Recycling Bins – Recycling bins have been replaced. One recycling bin has been added to each recycling station for a total of 7 bins at each location. Pickup is Wednesday.

- 3. New Business**
 - a. National Night Out – National Night Out is Monday, October 6 from 7:00 – 9:00 pm at the Steck entrance. Cookies and water will be provided.
 - b. Neely Social – A wine and cheese social will be held at the clubhouse on Sunday, October 25 from 4:00 – 6:00 pm.
 - c. Traffic – Due to high traffic through the complex during rush hours, options to reduce speeding and vehicle traffic were discussed. A possible option included adding transmitters to the gate at the Steck entrance. The board tabled this item for further discussion.
 - d. Lamppost – the lamppost that was knocked over will be replaced. The post will be supported with a pier in the ground, and the surrounding bricks will have billiards.

4. Manager's Report

- a. Financial Update
 - i. The end of month operating account for August was \$534.25.
 - ii. During the month of August, the total assessment income collected was \$24,771.97, about % 1.10 above budget
 - iii. The total operating expenses were \$21,731.51.
 - iv. Year to date, a total of \$7,580 was contributed to the reserve account, which currently stands at \$67,738.49.
- b. Collections Update – Mr. Hill reported on the status of delinquent homeowner dues.
- c. Maintenance Position – Joe Soto will begin Monday, October 5. He will continue the same afternoon shift.

5. Owner Suggestions and Recommendations

- a. Dog Park Proposal – Tim Wideman gave a report on his dog park proposal. The dog park would be near building 11. Mr. Wideman has postponed his proposal due to insufficient contributions from residents. It was suggested to landscape or install tanbark in the area. The board will discuss landscaping options.
- b. AT&T – Bob Dailey discussed AT&T providing service at Neely's Canyon. Mr. Hill will contact AT&T.
- c. Clubhouse upgrades – Jane Reynolds suggested setting aside at least \$5,000 in the budget for clubhouse kitchen and furniture upgrades.
- d. Pool – Mr. Hill will follow-up with maintenance regarding the algae problem in the pool.
- e. Building 6 – A resident reported rotten wood in the entryway of building 6. Repairs to the building will be complete in 2 weeks. A follow through will be done to check if the wood will need to be replaced.
- f. Clubhouse rental – residents discussed removing or reducing the clubhouse rental fee. The board will review the policy.

- 6. Adjournment** – Mr. Martin motioned to adjourn. Mr. VanSickle seconded. The meeting adjourned at 8:12 p.m.