

**Neely's Canyon**  
**HOA Board Meeting Minutes**  
**July 23, 2018**

- **Call to Order** – Board president Michael VanSickle called the meeting to order at 7:04 p.m. Also attending were board members Sally Drews, and Cathryn Smalley. Greg Foss and Rusty Martin were absent. Mike Hill represented Granite Properties.
  
- **Old Business**
  - It was announced that the Board is reviewing a draft of an updated noise rule written by the HOA's attorney. An approved rule change will be forthcoming once approved.
  
  - Pool furniture replacement: the furniture will be an item in the 2019 budget and the furniture will be purchased prior to start of 2019 pool season. Ms. Drews moved that the purchase be in the 2019 budget, Ms. Smalley seconded. Vote was unanimous in favor.
  
- **New Business**
  - Neighborhood Watch captain Sandy Wright reported there had recently been (within the last 30 days) 3 car break-ins and 1 hit-and-run on an auto in one of the carports. The committee has looked into security cameras: self-contained units that would be motion activated. Preferably there would be a camera at each of the entrances. The committee will get price options and present to the Board for review for the 2019 budget.
  
  - Jane Reynolds, Neighborhood Watch co-captain will be preparing an updated list of building captains for the Board.
  
  - Mr. Hill reported that Neely's maintenance employee Zach Machen had requested the opportunity to take over pools maintenance. He is qualified for that duty and would service the pools 5 days a week. Currently Neely's has Hines Pool Company which services the pools 2 days a week. Hines would provide supplies and backup in case of needed repairs. This would save the HOA money and provide better and more frequent service of the pools. Ms. Drews moved pool maintenance duties be transferred to Mr. Machen, Ms. Smalley seconded. It was approved unanimously.
  
  - Environmental committee would like to purchase plants for the green area adjacent to the lower pool. In addition the pond below the pool is not flowing and is creating a mosquito problem. Mr. Hill responded that the pool needs to be periodically cleaned and that he'd obtain a cost estimate for the work.

- **Manager's Report**

- The end of June 2018 operating account balance was \$2154.31
- The monthly total income collected was \$28, 201.42
- The total operating expenses for the month were \$27, 673.25
- The end of the month reserve account balance was \$58,543.95

- **Adjournment** – Ms. Drews moved the meeting be adjourned with Ms. Smalley seconding. Mr. VanSickle adjourned the meeting at 7:36pm