

**Neely's Canyon**  
**HOA Board Meeting Minutes**  
**July 24, 2017**  
**7:00 p.m.**

- **Call to Order** – Mr. VanSickle called the meeting to order at 7:00 p.m. Also attending were Ms. Drews, Mr. Foss, Mr. Martin, and Ms. Smalley. Mr. Hill represented Granite Properties. Additionally present were approximately 10 other unit owners.
- **The Actions taken by the Board since the last meeting** were unanimously approved.
- **Old Business**
  - Status of pools: passed city inspection.
  - Status of walkway railing issues with the city: 4 or more steps now requires a railing. One has been completed, considering 2-3 others.
- **New Business**
  - Discussion about enforcing, and possibly modifying, HOA rules and regulations specifically regarding pools usage, unit rentals, and parking:
    - a) Ms. Drews will review the current HOA Rules & Regulations documentation and recommend modifications.
    - b) Signage across HOA property will be replaced as needed: any information regarding rules and regulations will have wording to match HOA documents.
    - c) Suggestion that pool keys could include a label identifying corresponding unit number.
    - d) Suggestion made that the required minimum lease for renting out a unit could be increased from 30 days to 1 year.
    - e) Suggestion made that the fee for renting a unit could be increased, and HOA could require a percentage of rent charged.
  - Stone walls repair will be added to building maintenance.
  - Reflectors will be added to the Steck Ave. gate.
  - Scheduled tree trimming will include removal of dead wood debris from grounds.
  - Mr. Martin voiced concern about pool maintenance expenses.
  - Board approved waiving the \$200 cleaning deposit for clubhouse events that include all HOA members.
- **Manager's Report**
  - The end of month operating account balance for June was \$3,342.87.
  - During this month, the total assessment income collected was \$35,741.00.

- The total operating expenses were \$34,696.95.
- The reserve account currently stands at \$76,421.61.
  
- **Owner (“resident”) Suggestions and Recommendations**
  - A resident donated a 47” tv to the HOA for the clubhouse.
  - A resident introduced an idea to organize residents for group volunteer efforts.
  - Residents raised concerns regarding parked cars that haven't been moved for several weeks. Mr. Hill assured Granite was aware of and handling each case. The parking regulations will be addressed as part of the Rules & Regulations review.
  - Resident asked about power washing their unit's entrance area as part of planned remodeling. The Board stated that any power washing had to be performed by an experienced contractor, not by unit owners.
  - Resident requested pool rules include a no smoking policy, and also reported disturbing noise from people using the pools area during late hours.
  - Resident asked when railings would be painted: Mr. Hill explained that all railings will be painted next year unless an individual unit's condition requires immediate attention.
  - Resident voiced concern about fast drivers on the HOA’s road and Mr. Hill suggested the Steck Avenue Gate could be modified to stay closed unless opened on demand i.e. by an individual’s hand held transmitter.
  
- **Adjournment** – Mr. VanSickle adjourned the meeting at 8:18 p.m.