

**Neely's Canyon  
HOA Board Meeting Minutes  
February 25, 2019**

- **Call to Order** – Board president Sally Drews called the meeting to order at 7:00 p.m. Also attending were board members Michael VanSickle, Greg Foss, and Terry Vaughn. Robert Trent was absent. Mike Hill represented Granite Properties.
  
- **Old Business**
  - Recycling containers: Granite will help Board monitor containers to determine if additional are necessary.
  - Painting railings: 6 in worst condition have been repaired; additional scheduled to be repainted starting early summer 2019; if undertaken currently Mr. Hill rough estimated the entire reserve would be required to paint all Neely's railings.
  - Resurfacing pavement and re-striping parking spaces: individual spaces can be painted as needed while delaying a Neely-wide resurfacing project.
  
- **New Business**
  - Discussion of leash rule for dogs, with signage:
    - unanimous vote of those present to add a leash law to the rules. Mr. Hill will email Board members examples from other Granite projects' rules.
  - Neighborhood Watch committee report on security cameras: actively researching products and considerations like placement, logical cost, visual information to be recorded eg. license plates, faces, as this determines product & cost.
  
- **Manager's Report**
  - The end of January 2019 operating account balance was \$ 742.82
  - The monthly total income collected was \$36,966.77
  - The total operating expenses for the month were \$28,053.79
  - The end of the month reserve account balance was \$43,170.75
  - Building maintenance update: Bldg#10 walk around was Feb22, its condition notably better than Bldg# 9's walk around last year. Board will receive estimate for repairs and service needed.

- **Resident Questions and Suggestions**

- Neely resident noted that Mountain View Condos next door haven't been maintaining their lawn at Neely Drive [since the meeting update: lawn has been mowed]
- Social committee chair mentioned clubhouse events ideas eg. speakers on security/pool safety, wildlife management and information on interesting, significant tree species on our property
- Landscape committee: noted there's interest in organizing efforts to clear out some of the grounds debris eg. dead branches and vines strangling trees
- Mr. Hill will review clubhouse rental policy in response to social committee chair requesting a \$200 cleaning deposit be retained by Granite for future HOA gatherings
- Residents asked about paint color choice for building soffits, eaves and railings, and requested their input be included. Ms. Drews will coordinate.

- **Adjournment** – Mr. Vansickle moved the meeting be adjourned with Mr. Foss seconding. Ms. Drews adjourned the meeting at 7:48 pm.