

**Neely's Canyon  
HOA Board Meeting Minutes  
April 22, 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- service has been stable, number containers seem adequate
  - Painting railings- Mr. Vaughn asked Mr. Hill about when estimated \$48k will be available. Mr. Hill estimated early summer and will help the Board organize a plan.
  - Pool furniture replacement: volunteer committee formed of residents Jane Reynolds and Dan High. The committee will check out options and report back to Board ASAP.
  
- **New Business**
  - Rules updates- document currently being reviewed by HOA's attorney.
  - Recent parking issues eg. Clarifying temporary reserved spaces policy, and what constitutes a commercial vehicle- are addressed in the rules updates.
  - Security/APD policy- Mr. Hill confirmed with APD Officer Graysen the preferred action for any Neely resident is call 911 to report trespassing
  
- **Neighborhood Watch report**
  - APD Officer Graysen scheduled to speak at the clubhouse June 10 about personal and property security, Ms. Reynolds will post details on Neely Yahoo site
  - National Night Out is October 01
  - Ms. Reynolds reported on the committee's experiments with her motion-detected game camera positioned about 15' high and aimed at the Neely Drive entrance: pleased the camera wasn't stolen, but license plates not readable. Noted no cars seen between midnight and 6am on the nights tested. She's planning to continue more tries such as capturing longer runs to see if a car count is possible.
  
- **Owners' questions and suggestions**
  - A resident concerned about dark entranceway to unit and Mr. Hill explained procedure for adding a motion-detected fixture
  - A resident noted landscaping service isn't cutting grass at Neely entrance and Mr. Hill will address; also aware of other landscaping issues.
  - A resident is concerned about ball moss in trees and Mr. Hill pointed out the expense to remove

- Building9 resident requests ground debris be cleared: recent pest control service pointed out it could likely be nesting area for rodents or insects. Mr. Hill will follow-thru with clean-up
- Building9 resident asks about animals in her ceiling. Mr. Hill explained point-of-access had been identified and repaired
- Resident points out Board meeting minutes from 2019 aren't on the Granite website. Mr. Hill explained Granite's website had been updated and not all PDF files made the conversion. He will have his assistant investigate and resolve.

NOTE- Board Secretary Mr. Foss followed through with Mr. Hill's assistant Ashley Rodriguez who very promptly was able to migrate the documents back to their correct location

- **Manager's Report**

- Building10 maintenance scheduled to start within the week
  - The end of March 2019 operating account balance was \$4,738.28
  - The monthly total income collected was \$32,360.89
  - The total operating expenses for the month were \$20,489.17
  - The end of the month reserve account balance was \$46,204.64
- **Adjournment** – Mr. VanSickle moved the meeting be adjourned with Mr. Vaughn seconding. Ms. Drews adjourned the meeting at 8:00 pm.