

Neely's Canyon
HOA Board Meeting Minutes
July 27, 2020

- **Call to Order** – Board president Sally Drews called the meeting to order at 5:32 p.m. Also attending were board members Cathryn Smalley, Greg Foss, and Robert Trent. Mike Hill represented Granite Properties. Terry Vaughn was absent.

Due to current social gathering restrictions imposed by the Covid19 pandemic the meeting was held via Zoom with all participants in individual remote locations.

- **Old Business**

- Balcony railings modification project: Mr. Hill reported contractor waiting on the specific fasteners required, arrangements are made to accommodate those owners that don't want contractors to have access to their units- an \$200 fee will be assessed for the service, and memos with owner instructions will be posted to doors this week.
- Update: mailboxes. Mr. Hill reported old locks had been removed, work on preparing the kiosks for the new boxes was underway, project is on schedule.

- **New Business**

- Recycling containers overflowing before pickup: 3 containers will be added to each set of existing containers.
- Leaking carport roofs: will be addressed along with routine building maintenance, roof screws reset and/or sealant added as needed
- Update Covid-19 pools policy: the current policy compared to new requirements and a volunteer attendant proposal from owner/resident Bob Dailey was discussed. Follow-thru action pending further input from HOA's attorney.

- **Manager's Report**

- The end of June 2020 operating account balance was \$117,744.08
- The monthly total income collected was \$75,408.07
- The total operating expenses for the month were \$21,662.30
- The end of the month reserve account balance was \$185,472.47

Building maintenance update: after mailboxes replacement project is complete Board approved work will commence on Building 1.

- **Adjournment** – Ms. Drews adjourned the meeting at 6:35 pm.