

Neely's Canyon
HOA Board Meeting Minutes
October 26, 2020

- **Call to Order** – Board president Sally Drews called the meeting to order at 6:10 p.m. CDT. Also attending were board members Greg Foss, Terry Vaughn and Robert Trent. Cathryn Smalley was absent. Mike Hill represented Granite Properties.

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**

- Update: Railings modification and painting update: almost all the metalwork has been completed. Mr. Hill requested Board members accompany him on a walk-around the last buildings 9-11 to inspect the work. Mr. Hill pointed out several residents have complimented the painting. Painting is currently up to building 6.
- Update: Covid-19 pools and clubhouse policy: restrictions of past months still in place but noted these could possibly be relaxed somewhat after mid November. Mr. Hill will check with the HOA's attorney regarding a resident's recent request to hold a small meeting in the clubhouse.
- Update: Spicewood Springs Veterinary Hospital lease renewal: HOA attorney is currently preparing a lease for Granite & Board review.

- **New Business**

- Annual HOA meeting Covid-logistics discussion: no firm plans currently; a few possible options considered; agreed that one way or another the HOA will have the 2021 annual meeting open to all members.
- HOA 2021 budget discussion: agreed that the HOA can aid with Covid-related financial hardship by not increasing the monthly assessment for 2021; the budget allows for 3-4 buildings' routine maintenance; the need to resurface the pools in 2021 was part of the discussion. The 2021 budget was approved by all four of the present Board members.

- **Manager's Report**

- The end of September 2020 operating account balance was \$63,815.37
- The monthly total income collected was \$36,242.05
- The total operating expenses for the month were \$35,576.24
- The end of the month reserve account balance was \$196,296.21
- New mailboxes are paid off.
- Noted extermination costs are up

Building maintenance update: Building 1 in process. Mr. Hill will schedule a walk-

around for Building2 soon.

- **Adjournment** – Ms. Drews adjourned the meeting at 7:00 pm. CDT.