

Granada HOA Board Meeting Minutes

May 24, 2021

Meeting held at the home of Scott Budd, 9014 El Rey Blvd, Austin, TX 78737 and began at 7:04 PM.

Board members in attendance included Scott Budd, Linda Garner, Sara Headden, Jen Martin, Ryan Mikulenka, Roy Ribelin and Mary Woodruff. Also attending were Erica Lindy (pool director). Not in attendance were Eric Brown, Lisa Cmerek, and Samantha Hooten.

Approval of Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meeting held on April 26, 2021 was made by Ryan Mikulenka, seconded by Jen Martin and unanimously approved.

July 3rd/4th Event Planning

- Neighborhood July 4th event scheduled for Saturday July 3rd. Roy Ribelin volunteered to be the event coordinator.
- There will be a 5-K run early that morning followed by the parade at 10:00AM. The pool will be open for free swim on both Saturday, July 3 and Sunday, July 4th.
- HOA will hold a membership drive that weekend where residents can sign up and pay their HOA dues and/or pool fees.
- **Email report from Eric Brown**
Elizabeth Bailey, owner of www.goodtimesaustin.com (512.496.0712) is scheduled to be at the park around 11am to hand out free frozen treats. I believe she charges the HOA \$2.00 per treat "sold" plus \$150 for the 1.5 hours at the park (need to confirm these rates, last summer's bill attached.) Oak Hill FD has the parade on their schedule too. We should get an events coordinator moving on more Parade planning (a Board member or another neighborhood volunteer?)

HOA and Pool Membership (Mary Woodruff)

- HOA and Pool Membership report attached.
- Discussion regarding communications to promote membership and reaching out directly to past members.
- Discussion regarding the continuation of limiting pool reservations versus opening the pool up to open swim. To be revisited at the June HOA meeting.
- Discussion regarding the compliance of signed pool agreement and also the types of non-resident memberships currently available. Linda Garner to meet with Mike Pearson our webmaster about putting the membership application and pool use agreement online for signature. Also, eliminating non-resident senior and monthly membership options. Erica Lindy will continue to be able to make specials arrangements for memberships as needed.
- Erica Lindy reports that she has purchase 6 umbrellas and 4 Adirondack chairs for the pool which exhausted her funding.
- MOTION TO APPROVE an increase of an additional \$200 to the previously approved pool expense of \$1,000 for 6 chair cushions @ \$30/each. Motion made by Scott Budd, seconded by Roy Ribelin and unanimously approved.

Treasurer Report

- There were no financials to present. Currently the treasurer's duties are in transition from Leslie Pearson to Linda Garner.
- A discussion regarding the delegation of financial duties was brought up and the need to ensure that all responsibilities are clearly related to the current board members was identified. Ryan Mikulenska and Eric Brown will make arrangements to meet at the HOA's bank prior to the June HOA meeting to transfer signature authority.
- Leslie Pearson, past treasurer, will be invited to the next HOA meeting.

Tennis Court

- Proposals/bids were solicited by David Sherby for both maintenance and improvements to the tennis courts. Maintenance, repairs and striping for pickleball ... \$1,800; Total redo of tennis court ... \$7,700. A decision as to when to move forward with the repairs was tabled until the next HOA meeting.
- Discussion regarding the need to prioritize HOA capital expenses, including speed signs, entry sign/monument and tennis court maintenance and improvements. Ryan Mikulenska to solicit a proposal for a Reserve Study.
- Discussion regarding a capital campaign for the construction of a new Granada Hills entry monument to be constructed at the completion of the Oak Hill Parkway project. It is the plan to kick off the effort in the September newsletter.
- AWS has requested the use of the tennis courts for their summer camps ... 3 time slots 10:00-2:30 / 2 x week / June thru August. The board discussed the percentage of time that this would conflict with homeowners' usage and determined it to be minimal and also discussed a fair hour rate.
- MOTION TO APPROVED the tennis court usage by AWS at an hourly rate of \$50 per session totaling \$300 per week. Motion made by Scott Budd, seconded by Jenn Martin and unanimously approved.

Summer Event Planning

- Discussion regarding the HOA promoting 'Music in the Park' events this summer as there are a number of musicians who live in the neighborhood. Ryan Mikulenska will coordinate the talent and Scott Budd will coordinate the rental of a platform and equipment.
- HOA would like to host three of four events this summer and discussed event names ... Parkchella or GHL – Granada Hills Live.
- The HOA would like to host Movie Nights in the park this summer. The HOA has previously purchased a large screen for these events and will look into renting a projector as needed.
- Hope Dyson would like to use the pool for a water aerobics class this summer, limited to pool members only. The board was agreeable.

Oak Hill Area Updates (Eric Brown via email)

Oakhill Parkway update

ACC decided against allowing CRC to use their Pinnacle location for a concrete batch plant...thus (from an email to me) CRC states: "*While we are disappointed about the batch plant, we are still grateful for the ACC Board being willing to partner with us and lease their property to use for our construction field offices and off-site truck and equipment accessory parking. The plan at this point is for CRC to move forward with using the Y site (Convict Hill-Wolfcreek Pass) and the Scenic Brook-Candelaria site located inside TxDOT ROW that were outlined in our April 17th meeting materials. Both will be used at different points of the project due to construction phasing limitations. The construction team is working to shorten the total timeframe needed for plant operations, with an*

overall goal to only have the plant running when it's absolutely needed for concrete activities." No HOA Board action necessary.

Also, we have been given notice by TxDOT and CRC that anything we want to keep from our front entrance needs to be removed by July 15th. After that (no solid start date given), whatever is left will be bulldozed along with trees and anything else in State right-of-way. The HOA Board should decide soon on what things should be saved, how to remove, and storage. Also, perhaps discuss having a table at the Parade to "kick off" the new front entrance sign fundraising effort

- **El Rey Radar feedback sign**

Travis County TNR continues its bureaucratic stonewalling of our HOA's public safety efforts. I will be resubmitting exhibits and clarifications for our sign permit tomorrow and hope to receive confirmation this week that these addendums meet the Traffic Engineer's standards. If they do suffice, then the TNR Permit Department can move forward with issuing our permit. Thus, it is still a waiting game, with no Board action required at this time.

- **TCAD Protest**

In another broadside against limited-income community HOAs and sound government, TCAD disagreed with our protest of the \$229,552 valuation of our 8001 Espanola Trail park property (pool and playscape lot.) I provided 4 examples of nearby HOA's whose similar properties all had 2021 appraisals below \$20,000 but TCAD disagreed and offered a settlement of \$229,552 (??). I rejected the offer and await notice of the next step in the process. No Board action required at this time.


Other Business

- Discussion regarding the use and administration of @granadahills.org email addresses. Linda Garner to address with Mike Pearson.
- Sara Headden proposed a Kids Art Contest with 12 winners selected and included in a 2022 calendar to be sold at the Fall craft show.

Adjourned

Meeting was adjourned at 9:26 PM

Minutes prepared by Mary Woodruff

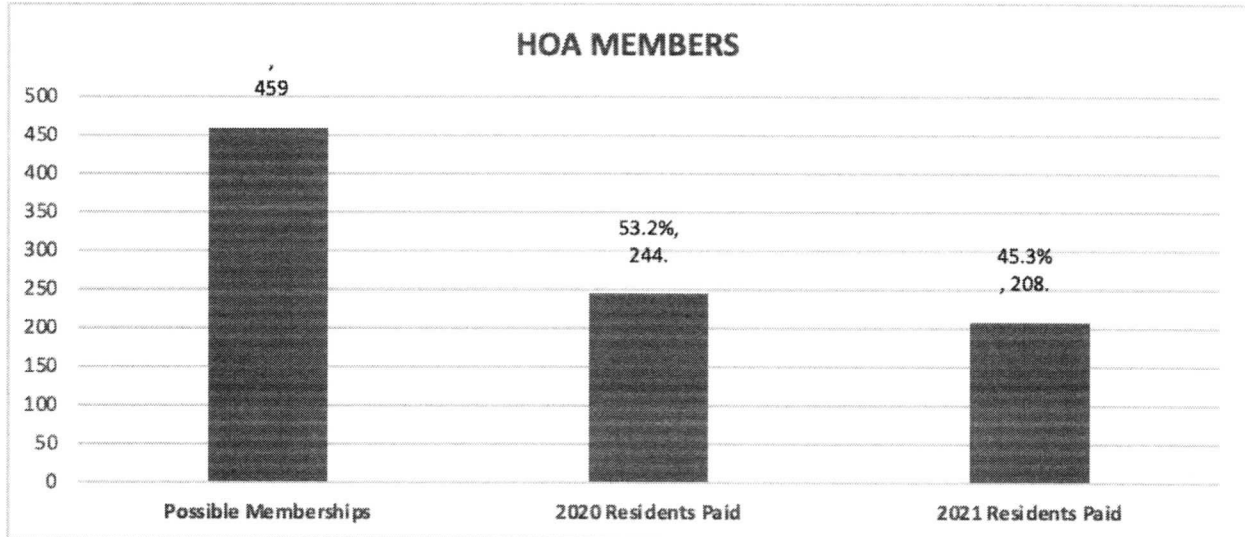


Mary Woodruff, Secretary

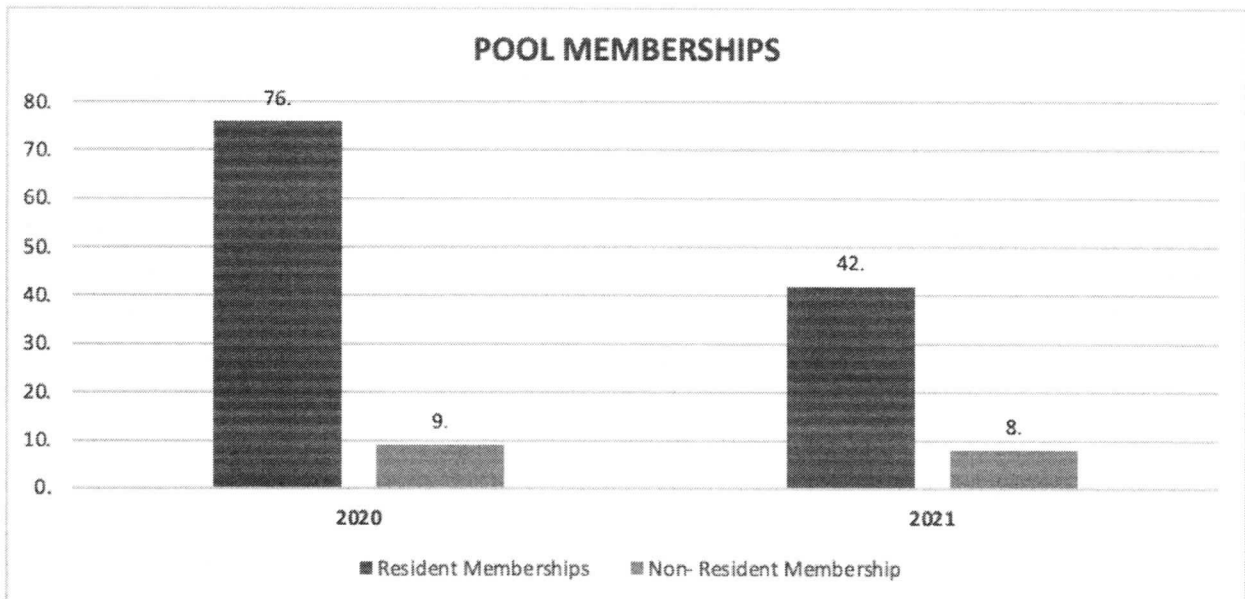


Date of Approval

**HOA and Pool Membership Report
May 24, 2021**



HOA Memberships	2020	2021
Income	\$27,032.00	\$23,040.00



Pool Memberships	2020	2021
Resident Income	\$21,310	\$13,105
Non-Resident Income	\$3,420	\$3,455