

January 18, 2018

2018 Granada Hills HOA Annual Meeting

The Annual Meeting of Granada Hills HOA was called to order by Bill Schiller @ 6:56 p.m. at the Austin Community College – Pinnacle Campus – 7748 Hwy. 290W, Room 1015.

Board Members in Attendance: Bill Schiller, Eric Brown, Leslie Pearson, Rosa Downs, Claudia Neal, Troy Spink, and Lindsay Chervenak. Nancy Crossthwaite, Pool Director, was also in attendance.

Homeowners in Attendance: Terri Bribiesca, Lindsay Chervenak, Lisa and Richey Cmerck, Nancy Crossthwaite, Robert Dedman, Mark Downs, Rhonda Durst, Kathy and Joe Gathright, Jay Johnson, Melinda Kilian, Sheryl Lowe, Marshall Madden, Linda Mechsner, Bob Neal, Ron and Betty Patterson, Stan and Diane Powers, Audrey Pudder, and Paul Reed.

Approval of Minutes:

Motion was made by Troy Spink, seconded by Leslie Pearson to approve the November 30, 2017 minutes. Motion passed unanimously.

Bill Schiller presented the Agenda: Introduction of current board members and their roles; presentation by Kari Hines with the Texas A&M Forestry Service; 2016-17 Financials and Trends, 2017 Board Plans and Actions; 2018 Board Goals; Volunteer Committee Needs; and Board Member Election; and special thanks to Nancy Crossthwaite, Pool Director, who is resigning this year, and the numerous volunteers who lent support.

Texas A&M Forest Service Presentation by Kari Hines:

Kari Hines, with over 5 years at the Texas A&M Forest Service, is their Wildland Urban Interface Specialist. Kari gave a very informative presentation on the following topics: why being fire resistant is important, defensible space, fire resistant landscaping, why homes burn down, the #1 cause of home losses, reducing the ladder fuel, plant lists noting ignitability, combustibility, sustainability, and consumability; fast and slow growing plants, and plant characteristics. Kari passed out the following pamphlets: Be Embers Aware; Firewise Landscaping in Texas; and Ready, Set, Go! Your Personal Wildfire Action Plan. For additional information and copies of these brochures:

www.texasforests.tamu.edu; www.texasfirewise.org; www.firewise.org;
www.agrilifeextension.tamu.edu; www.wildandfireRSG.org.

Financials and Trends:

Bill Schiller presented the 2017 financial overviews for both the HOA and the Pool. Net income for the HOA is \$2,621 with a net income for the pool at (\$2,551.00). HOA dues have gone down about 10% in the past 4-5 years with a financial impact of about \$5,100 per year. Donations are down as well. Pool memberships were down by 10-12 families compared to 2016. Expected pool repairs will require \$40,000+ from the pool reserves. Discussion ensued as to how we can reduce costs for the pool by not using lifeguards to increase pool revenues and offset future repairs.

2017 Board Plans and Actions:

The Board operated under a strict budget; spent minor amounts on the Welcome Wagon Committee; facilitated dispute mediation between neighbors; and monitored the Broadstone Development (Granada Ridge) as well as met with County and City Mangers regarding our concerns. The Broadstone Plat Map was shown as to which neighbors would be directly affected by this development.

2018 Board Goals:

Bill Schiller discussed ways in which we can increase the voluntary HOA dues participation; informing new neighbors of the membership benefits; continue the Welcome Wagon approach; and sending invoices to all households in January to reach 50% HOA dues participation. The Welcome Wagon distributed baskets to 26 new homeowners/renters in 2017. Bill also discussed creating a Neighborhood Watch Program to thwart mail theft.

Broadstone Development:

The Broadstone Development is moving forward. Now is the time for residents of Candelaria and Espanola to ask for fencing, etc. before they start the development.

Volunteer Committee Needs:

Bill Schiller discussed the need for more volunteers to assist in the following committees:

- Social Committee (event planning and set-up);
- Welcome Wagon (request donations from HEB, etc.);
- Pool Committee;
- Park and Landscaping Committee; and
- Communications Committee (need for member’s input – articles/content).

Social events include: It’s My Park Day on March 3rd (meet early February to coordinate plants); Movie Nights for adults/kids (6 this year); 4th of July Picnic and Open Swim, Fall Fest for Adults (wine, cheese and crackers); Trunk or Treat w/Halloween Haunted Woods; and a Bonfire (Christmas, hot cocoa, desserts, beverages).

Board Nominations:

Troy Spink was nominated, voted on, and passed unanimously by all members in attendance.

Meeting adjourned @ 9:11 p.m.



Rosa Downs



Date of Approval