

## Granada HOA Board Meeting Minutes

May 19, 2025

In-person meeting was held at the home of Roy Ribelin, 9204 El Rey, Austin, TX and was called to order at 6:40 PM.

Board members in attendance were Scott Budd, Linda Garner, Sara Headden, Jen Martin, Ryan Mikulanka, Roy Ribelin and Mary Woodruff. Board members not in attendance were Lisa Cmerek and Ryan Stewart.

### Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meeting that was held on 04/21/2025 was made by Sara Headden, seconded by Ryan Mikulanka and unanimously approved.

### Resident Comments

- Courtney Rock is planning a food drive event this summer and will advise the board what assistance will be needed.
- A summary of the senior resident survey will be prepared for review.

### Website

- No updates

### Welcome Wagon

- List of new residents has been updated and needs clarification of gifts delivered.

### Financials

- The following financial reports were provided by Lisa Cmerek; copies are attached hereto for reference.
  - Balance Sheet as of 05/19/2025
  - Comparative Profit and Loss 01/01/2025 – 5/19/2025
- The board discuss allocating all donations received in 2024 and 2025 to the cost of a new Granada Hills entrance sign.

### Membership

- An updated membership report was presented by Mary Woodruff that also included a monthly comparison of HOA due payments for 2025 vs 2024; copies are attached hereto for reference.

### 2025 Events

- Summer Movie Night on Saturday, 05/24/2025 will be hosted by Ryan and Tabette Stewart.
- July 4th Celebration – Ryan to reach out to the Oak Hill Fire Department with an invitation to participate in the parade; Bill Schiller has agreed to cook hot dogs at the event.

### Pool

- The chlorine dispensing equipment repairs have been completed
- Kiddie pool leveler to be installed.
- Security lighting to be evaluated.
- Need pricing to replace coping and caulking; HOA storage room closet needs to be replaced.

Park

- Spring tree trimming and south monument landscaping has been completed.

Tennis Court

- No update

Communications

- Nothing to report

Board Member Transition

- Nothing to report

Other Business

- The board to visit the new entry monument site location (corner of Candelaria and El Rey) at the conclusion of this meeting.

Adjourned

- Meeting was adjourned at 8:00 PM

Minutes prepared by Mary Woodruff, Secretary

Mary Woodruff  
Mary Woodruff, Secretary

6/16/2025  
Date of Approval

# Granada Hills Home Owners Association

## Balance Sheet

As of May 19, 2025

	TOTAL		
	AS OF MAY 19, 2025	AS OF MAY 19, 2024 (PY)	CHANGE
<b>ASSETS</b>			
Current Assets			
Bank Accounts			
1000 Association Cash Balance	86,258.00	105,049.38	-18,791.38
1001 Pool Cash Balance	11,045.65	-14,171.94	25,217.59
<b>Total Bank Accounts</b>	<b>\$97,303.65</b>	<b>\$90,877.44</b>	<b>\$6,426.21</b>
Other Current Assets			
1310 Prepaid sales tax	23.61	23.61	0.00
1330 Tax Pre Payments/Refunds	375.00	375.00	0.00
<b>Total Other Current Assets</b>	<b>\$398.61</b>	<b>\$398.61</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$97,702.26</b>	<b>\$91,276.05</b>	<b>\$6,426.21</b>
Fixed Assets			
1590 Land	12,621.00	12,621.00	0.00
Association	6,074.68	6,074.68	0.00
Pool	2,288.00	2,288.00	0.00
<b>Total Fixed Assets</b>	<b>\$20,983.68</b>	<b>\$20,983.68</b>	<b>\$0.00</b>
<b>TOTAL ASSETS</b>	<b>\$118,685.94</b>	<b>\$112,259.73</b>	<b>\$6,426.21</b>
<b>LIABILITIES AND EQUITY</b>			
Liabilities			
<b>Total Liabilities</b>			<b>\$0.00</b>
Equity			
3900 Reserves - Association	83,192.31	82,697.65	494.66
Net Income	35,493.63	29,562.08	5,931.55
<b>Total Equity</b>	<b>\$118,685.94</b>	<b>\$112,259.73</b>	<b>\$6,426.21</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$118,685.94</b>	<b>\$112,259.73</b>	<b>\$6,426.21</b>

### Note

NO ASSURANCE PROVIDED AND DISCLOSURES OMITTED.

# Granada Hills Home Owners Association

## Comparative Profit and Loss

January 1 - May 19, 2025

	ASSOCIATION			POOL			TOTAL	
	JAN 1 - MAY 19, 2025	JAN 1 - MAY 19, 2024 (PY)	JAN 1 - MAY 19, 2025	JAN 1 - MAY 19, 2024 (PY)	JAN 1 - MAY 19, 2025	JAN 1 - MAY 19, 2024 (PY)		
Income								
4010 Annual Dues	32,725.00	31,210.00					\$32,725.00	\$31,210.00
4020 Pool revenue			14,040.00	15,580.00			\$14,040.00	\$15,580.00
4024 Pool refundable deposits				100.00			\$0.00	\$100.00
4025 Tennis Court Rental	3,510.00						\$3,510.00	\$0.00
4031 Vendor fees - Craft Fair	264.00						\$264.00	\$10.00
4040 Donations	1,056.00	10.00					\$1,056.00	\$2,015.00
Total Income	\$37,555.00	\$33,235.00	\$14,040.00	\$15,680.00			\$51,595.00	\$48,915.00
GROSS PROFIT	\$37,555.00	\$33,235.00	\$14,040.00	\$15,680.00			\$51,595.00	\$48,915.00
Expenses								
5010 Neighborhood Activities	1,155.01	840.91					\$1,155.01	\$840.91
5020 Communications	533.85	619.74					\$533.85	\$619.74
5030 Park Expenses	2,108.26	2,096.78					\$2,108.26	\$2,096.78
5040 Tennis Court		20.35					\$0.00	\$20.35
5052 Pool Area Maintenance			148.85	2,075.36			\$148.85	\$2,075.36
5101 Pool attendants	1,400.00			1,240.00			\$1,400.00	\$1,240.00
5210 Repairs & Maintenance		454.24					\$0.00	\$454.24
5221 Cleaning & chemicals			2,976.88	3,628.24			\$2,976.88	\$3,628.24
5230 Supplies	49.76	721.40					\$49.76	\$721.40
5240 Landscaping	2,002.63	2,814.51					\$2,002.63	\$2,814.51
5421 Website expenses	32.00	31.82					\$32.00	\$31.82
5572 Portable toilet	812.65	812.65					\$812.65	\$812.65
5750 Office Supplies	73.82						\$73.82	\$0.00
5770 Utilities	1,084.31	753.58	1,803.35	2,046.25			\$2,887.66	\$2,799.83
5810 Bank Fee		20.00					\$0.00	\$20.00
5811 PayPal fees	1,416.62	1,167.09					\$1,416.62	\$1,167.09
5940 Taxes	313.38						\$313.38	\$0.00
5951 Permit			190.00				\$190.00	\$0.00
Total Expenses	\$10,982.29	\$10,363.07	\$5,119.08	\$8,989.85			\$16,101.37	\$19,352.92
NET OPERATING INCOME	\$26,572.71	\$22,871.93	\$8,920.92	\$6,690.15			\$35,493.63	\$29,562.08
NET INCOME	\$26,572.71	\$22,871.93	\$8,920.92	\$6,690.15			\$35,493.63	\$29,562.08

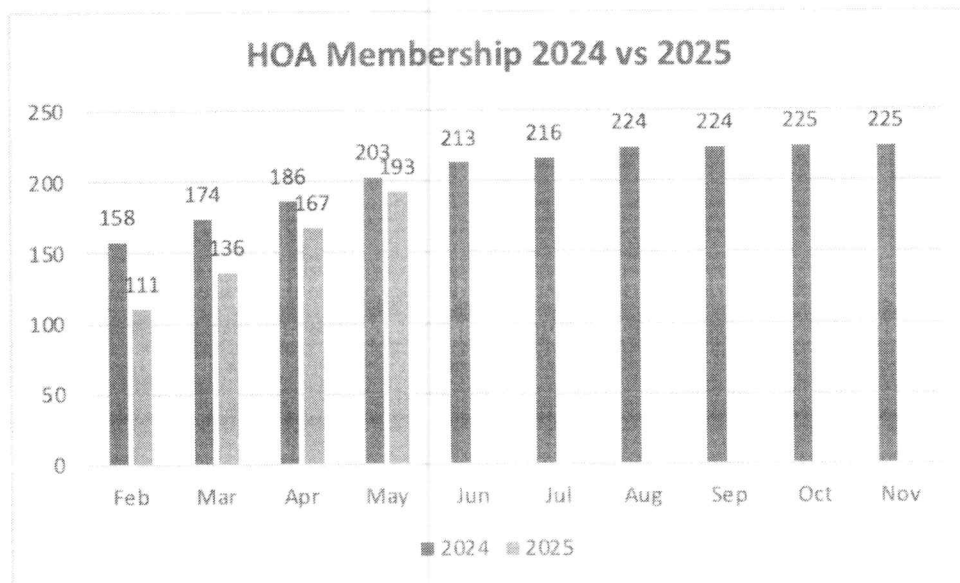
Note  
NO ASSURANCE PROVIDED AND DISCLOSURES OMITTED.

# **GRANADA HILLS HOA BOARD MEETING** **Membership Report**

**May 19, 2025**



	2025 YTD	2024	2023	2022	2021	2020	2019
Dues	\$35,425	\$33,880	\$37,780	\$35,034	\$26,292	\$27,032	\$25,540
Donations	\$1,095	\$2,235	\$1,365	\$2,093			





	2025 YTD	2024	2023	2022	2021	2020	2019
Residents	\$16,965	\$19,965	\$20,445	\$25,635	\$21,700	\$21,310	\$17,900
Non-Residents	\$4,300	\$5,295	\$8,325	\$9,515	\$6,010	\$3,420	\$1,985
Pool Parties	\$725	\$1,750	\$1,775	\$1,925			