

Granada HOA Board Meeting Minutes

September 16, 2024

In-person meeting was held at the home of Mary Woodruff, 7928 El Dorado Dr, Austin, TX and was called to order at 6:45 PM.

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

Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meeting that was held 07/22/2024 was made by Ryan Mikulenko, seconded by Linda Garner and unanimously approved.

Resident Comments

- Email received from Linda Wendland regarding pool lights.
- Review of resident survey responses.

Website

- At this time John Serrao is not available to move forward on the new HOA site.
- Mary Woodruff is currently able to make minor changes/updates to the WIX site. Additional help will be needed if we migrate to a different payment processing service.

Welcome Wagon

- Jeri Jerrett has volunteered to deliver welcome gifts to new neighbors.
- Linda Garner will review current process and get us caught up.

Financials

- The following financial reports were provided by Lisa Cmerek. Copies are attached hereto for reference.
 - Balance Sheet as of 09/16/2024
 - Comparative Profit and Loss 01/01/2024 – 09/16/2024
- Prior year operating costs along with historical membership data to be reviewed at the next meeting to determine if there is a need to propose an increase to the 2025 HOA dues.
- Quick Books allows for invoicing to be sent to customers for an annual subscription with payment options. It does not provide an online payment portal without a third-party interface. Further, research on auto subscription and payment options with PayPal and Stripe is needed.

Membership

- A HOA Membership Report as of 09/16/2024 was presented by Mary Woodruff for review and discussion. A copy is attached hereto for reference.

2024 Events

- Happy Hour Recap
- Truck or Treat (10/26) – Linda Garner
- Craft Fair (12/7) – Sara Headden
- Santa in the Park (12/14) – Mary Woodruff

Park

- Winter plans are to replace the basketball goals and to repair/replace the walking bridge.

Pool

- The pool closing date is October 30, 2024. The pool attendants will do a clean-up, and the pool service company will prepare for winterization.

Tennis Court

- Gina Budd to provide the board with information regarding a proposal for tennis lessons.

Communications

- Resident survey raffle winner – Sarah Calvert.

Board Member Transition

- There have been a few residents express interest in getting involved on the board.
- There is currently one open board position.
- The board members whose term will expire in January 2025 are Scott Budd, Lisa Cmerek, Linda Garner, Sara Headden, Jenn Martin, Roy Ribelin

Other Business

- Ryan Mikulkenka will reach out to the Oak Hills Methodist Church to reserve their community meeting room for our annual meeting on January 20, 2025 @ 6:00 – 8:00 PM.
- Notice requirements provided in by-laws to be reviewed. (*See below*)

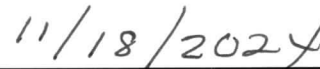
Adjourned

- Meeting was adjourned at 8:27 PM

Minutes prepared by Mary Woodruff, Secretary



Mary Woodruff, Secretary



Date of Approval



Monthly Board Meeting Agenda – July 2024

9.16.2024 – 6:30 PM – @ Mary Woodruff's House

Call to Order

Approval of Meeting Minutes

Resident Comments

Website

Welcome Wagon

Financials

Membership Update

2024 Events

- Halloween
- Craft Fair

Park & Tennis Court

Pool

- Lighting

Communications – E-Newsletter

Board Member Transition

Survey Update

Sponsorship Efforts

Other Business:

Granada Hills Home Owners Association

Balance Sheet

As of September 16, 2024

	TOTAL		
	AS OF SEP 16, 2024	AS OF SEP 16, 2023 (PY)	CHANGE
ASSETS			
Current Assets			
Bank Accounts	\$88,518.25	\$83,276.98	\$5,241.27
Other Current Assets			
1310 Prepaid sales tax	23.61	23.61	0.00
1330 Tax Pre Payments/Refunds	375.00	375.00	0.00
1499 Undeposited Funds	0.00	470.00	-470.00
Total Other Current Assets	\$398.61	\$868.61	\$ -470.00
Total Current Assets	\$88,916.86	\$84,145.59	\$4,771.27
Fixed Assets			
1590 Land	12,621.00	12,621.00	0.00
Association	5,647.68	7,680.68	-2,033.00
Pool	1,697.00	3,483.00	-1,786.00
Total Fixed Assets	\$19,965.68	\$23,784.68	\$ -3,819.00
TOTAL ASSETS	\$108,882.54	\$107,930.27	\$952.27
LIABILITIES AND EQUITY			
Liabilities			
Total Liabilities			\$0.00
Equity			
3900 Reserves - Association	81,679.65	86,405.93	-4,726.28
Net Income	27,202.89	21,524.34	5,678.55
Total Equity	\$108,882.54	\$107,930.27	\$952.27
TOTAL LIABILITIES AND EQUITY	\$108,882.54	\$107,930.27	\$952.27

Granada Hills Home Owners Association

Comparative Profit and Loss

January 1 - September 16, 2024

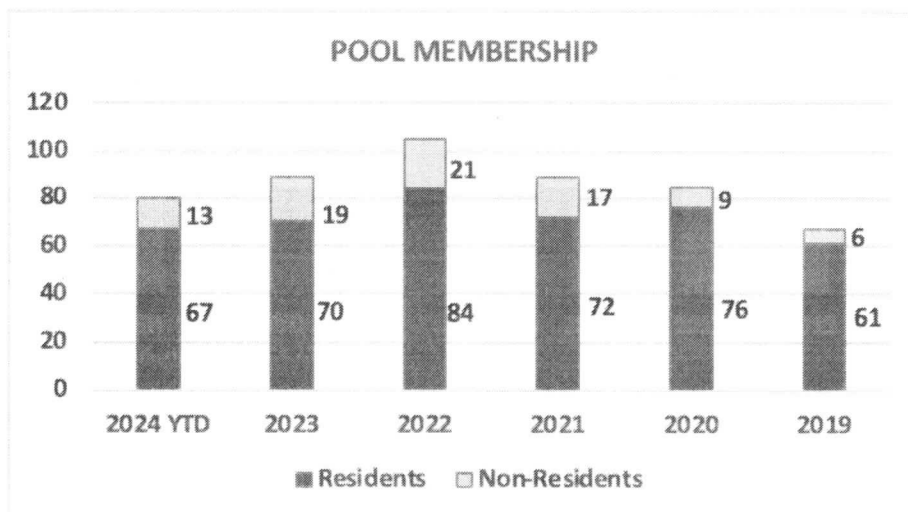
	ASSOCIATION		POOL		TOTAL	
	JAN 1 - SEP 16, 2024	JAN 1 - SEP 16, 2023 (PY)	JAN 1 - SEP 16, 2024	JAN 1 - SEP 16, 2023 (PY)	JAN 1 - SEP 16, 2024	JAN 1 - SEP 16, 2023 (PY)
Income						
4010 Annual Dues	34,990.00	34,840.00			\$34,990.00	\$34,840.00
4020 Pool revenue			27,475.00	30,385.00	\$27,475.00	\$30,385.00
4024 Pool refundable deposits	70.25		150.00	100.00	\$220.25	\$100.00
4025 Tennis Court Rental	560.00	960.00			\$560.00	\$960.00
4030 Ad Newsletter		655.00			\$0.00	\$655.00
4031 Vendor fees - Craft Fair	10.00				\$10.00	\$0.00
4032 Raffle Tickets		100.00			\$0.00	\$100.00
4040 Donations	2,295.00	1,055.00			\$2,295.00	\$1,055.00
Total Income	\$37,925.25	\$37,610.00	\$27,625.00	\$30,485.00	\$65,550.25	\$68,095.00
GROSS PROFIT	\$37,925.25	\$37,610.00	\$27,625.00	\$30,485.00	\$65,550.25	\$68,095.00
Expenses						
1990 Suspense		60.61			\$0.00	\$60.61
5010 Neighborhood Activities	1,556.54	1,708.51	108.53	129.43	\$1,665.07	\$1,837.94
5020 Communications	619.74	1,914.88			\$619.74	\$1,914.88
5030 Park Expenses	2,096.78	2,580.77			\$2,096.78	\$2,580.77
5040 Tennis Court	20.35	1,287.04			\$20.35	\$1,287.04
5052 Pool Area Maintenance			2,837.61	1,793.62	\$2,837.61	\$1,793.62
5101 Pool attendants	120.00		2,500.00	4,060.00	\$2,620.00	\$4,060.00
5200 Improvements	467.03				\$467.03	\$0.00
5210 Repairs & Maintenance	464.24	4,630.97	1,366.00		\$1,830.24	\$4,630.97
5221 Cleaning & chemicals			5,046.32	10,966.77	\$5,046.32	\$10,966.77
5230 Supplies	850.42				\$850.42	\$0.00
5240 Landscaping	4,167.64	2,227.24			\$4,167.64	\$2,227.24
5421 Website expenses	221.46				\$221.46	\$0.00
5570 Security				29.77	\$0.00	\$29.77
5572 Portable toilet	1,462.77	1,462.77			\$1,462.77	\$1,462.77
5590 Professional fees		565.04			\$0.00	\$565.04
5710 Insurance	3,414.00	3,158.51	3,414.00	3,158.49	\$6,828.00	\$6,317.00
5750 Office Supplies		42.64	46.56		\$46.56	\$42.64
5770 Utilities	1,445.65	1,343.54	4,494.01	3,288.11	\$5,939.66	\$4,631.65
5810 Bank Fee	20.00				\$20.00	\$0.00
5811 PayPal fees	1,607.71	1,677.09			\$1,607.71	\$1,677.09
5940 Taxes		175.78			\$0.00	\$175.78
5944 Licenses				309.08	\$0.00	\$309.08
Total Expenses	\$18,534.33	\$22,835.39	\$19,813.03	\$23,735.27	\$38,347.38	\$48,570.66
NET OPERATING INCOME	\$19,390.92	\$14,774.61	\$7,811.97	\$6,749.73	\$27,202.89	\$21,524.34
NET INCOME	\$19,390.92	\$14,774.61	\$7,811.97	\$6,749.73	\$27,202.89	\$21,524.34

GRANADA HILLS HOA BOARD MEETING

Sept 16, 2024



	2024 YTD	2023	2022	2021	2020	2019
Dues	\$33,760	\$37,780	\$35,034	\$26,292	\$27,032	\$25,540
Donations	\$2,235	\$1,365	\$2,093			
Raffle		\$320				



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