

Granada HOA Board Meeting Minutes

November 18, 2024

In-person meeting was held at the home of Mary Woodruff, 7928 El Dorado Dr, Austin, TX and was called to order at 6:37 PM.

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

Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meeting that was held 09/16/2024 was made by Ryan Mikulenka, seconded by Sara Headden and unanimously approved.
- MOTION TO APPROVE the minutes of the HOA Board Meeting that was held 10/21/2024 was made by Ryan Mikulenka, seconded by Sara Headden and unanimously approved.

Resident Comments

- Recent comments from residents were reviewed.
- An auto-response notification needs to be added to the board@granadahillshoa.org email address. Mary Woodruff to consult with John Serrao as to how and where this function is managed.

Website

- Gina Budd has made significant framework and content improvements to the WIX website. At this point, it was agreed that there is no need to move forward with a migration from WIX to a WebForm platform. Mary Woodruff to discuss this decision with John Serrao and will move to change the WIX billing from monthly to multi-year pricing to reduce costs.

Welcome Wagon

- Linda Garner and Sara Headden will lead a push to get Welcome Wagon visits caught up before asking a resident volunteer to take over the program.

Financials

- The following financial reports were provided by Lisa Cmerek. Copies are attached hereto for reference.
 - Balance Sheet as of 11/17/2024
 - Comparative Profit and Loss 01/01/2024 – 11/17/2024
- Upon a review of expenses year-to-date the board agrees that HOA dues, pool memberships and non-resident tennis court memberships need to be raised to keep up with the inflationary cost of services and materials for community maintenance and to meet the 2025 budget needs.
- The board has agreed to propose an increase to the 2025 HOA dues of \$30 per membership group ... General membership \$180 > \$210 ... 65+ membership \$150 > \$180.
- This increase requires amending the by-laws and will be presented to a HOA membership meeting called for December 9, 2024.
- The board is also considering an increase to the 2025 pool membership fees ... Resident family \$315 > \$325 ... Resident 65+ \$275 > \$275 ... Non-resident family \$425 > \$500.
- At the advice of our tennis court coordinator, the board has agreed to an increase for 2025 Non-Resident tennis memberships \$180 > \$350.

Membership

- A HOA Membership Report as of 11/18/2024 was presented by Mary Woodruff for review. A copy is attached hereto for reference.

2024 Events

- Craft Fair (12/7) – Sara Headden
- Santa in the Park (12/14) – Mary Woodruff

Park

- Park Attendants are now Joaquin Gonzales and Dominick Mayor.

Pool

- As Scott Budd noted at the October meeting, there appeared to be an issue with the large pump at the pool. The pump has since failed and had to be replaced. The pump was more than 8-years old and was a single speed pump. The replacement pump has a variable speed motor with a controller.

Tennis Court

- New tennis court net posts and tennis net were replaced by Dobbs Tennis Court, Inc.
- New light timer was installed by Scott Budd.

Communications

- Nothing to report.

Board Member Transition

- The board members whose term will expire in January 2025 are Scott Budd, Lisa Cmerek, Linda Garner, Sara Headden, Jen Martin, and Roy Ribelin.
- Ryan Mikulenka and Mary Woodruff's terms expire in January 2026.

Other Business

- Ryan Mikulkenka has contacted Oak Hills Methodist Church regarding the use of their community meeting room for our annual meeting on 01/20/2025 @ 6:00 – 8:00 PM and is waiting on a response.

Adjourned

- Meeting was adjourned at 8:50 PM

Minutes prepared by Mary Woodruff, Secretary

Mary Woodruff
Mary Woodruff, Secretary

2/17/2025
Date of Approval



Monthly Board Meeting Agenda – November 2024

11.13.2024 – 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 Recap
- Craft Fair – 12.7.2024 – 12:00-4:00 PM
- Holiday in the Park 12.14.2024

Park

Tennis Court

Pool

Communications – E-Newsletter

Annual Meeting

Board Member Transition

Other Business:

Granada Hills Home Owners Association

Balance Sheet

As of November 17, 2024

	TOTAL		
	AS OF NOV 17, 2024	AS OF NOV 17, 2023 (PY)	CHANGE
ASSETS			
Current Assets			
Bank Accounts	\$81,125.12	\$74,005.43	\$7,119.69
Other Current Assets			
1310 Prepaid sales tax	23.61	23.61	0.00
1330 Tax Pre Payments/Refunds	375.00	375.00	0.00
Total Other Current Assets	\$398.61	\$398.61	\$0.00
Total Current Assets	\$81,523.73	\$74,404.04	\$7,119.69
Fixed Assets			
1590 Land	12,621.00	12,621.00	0.00
Association	6,074.68	7,680.68	-1,606.00
Pool	2,288.00	3,483.00	-1,195.00
Total Fixed Assets	\$20,983.68	\$23,784.68	\$ -2,801.00
TOTAL ASSETS	\$102,507.41	\$98,188.72	\$4,318.69
LIABILITIES AND EQUITY			
Liabilities			
Total Liabilities			\$0.00
Equity			
3900 Reserves - Association	82,697.65	86,405.93	-3,708.28
Net Income	19,809.76	11,782.79	8,026.97
Total Equity	\$102,507.41	\$98,188.72	\$4,318.69
TOTAL LIABILITIES AND EQUITY	\$102,507.41	\$98,188.72	\$4,318.69

Granada Hills Home Owners Association

Comparative Profit and Loss

January 1 - November 17, 2024

	ASSOCIATION			POOL			TOTAL		
	JAN 1 - NOV 17, 2024	JAN 1 - NOV 17, 2023 (PY)	JAN 1 - NOV 17, 2024	JAN 1 - NOV 17, 2023 (PY)	JAN 1 - NOV 17, 2024	JAN 1 - NOV 17, 2023 (PY)	JAN 1 - NOV 17, 2024	JAN 1 - NOV 17, 2023 (PY)	
Income									
4010 Annual Dues	35,230.00	34,840.00					\$35,230.00	\$34,840.00	
4020 Pool revenue			27,925.00	30,385.00			\$27,925.00	\$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	20.00	655.00					\$20.00	\$655.00	
4031 Vendor fees - Craft Fair	120.00						\$120.00	\$0.00	
4032 Raffle Tickets		100.00					\$0.00	\$100.00	
4040 Donations	2,370.00	1,055.00					\$2,370.00	\$1,055.00	
Total Income	\$38,370.25	\$37,610.00	\$28,075.00	\$30,485.00	\$66,445.25	\$68,095.00			
GROSS PROFIT	\$38,370.25	\$37,610.00	\$28,075.00	\$30,485.00	\$66,445.25	\$68,095.00			
Expenses									
1990 Suspense		60.61					\$0.00	\$60.61	
5010 Neighborhood Activities	1,680.41	2,019.92	108.53	129.43			\$1,788.94	\$2,149.35	
5020 Communications	619.74	1,914.88					\$619.74	\$1,914.88	
5030 Park Expenses	2,195.57	2,580.77					\$2,195.57	\$2,580.77	
5040 Tennis Court	1,945.42	1,399.59					\$1,945.42	\$1,399.59	
5052 Pool Area Maintenance		29.77	2,897.15	1,942.47			\$2,897.15	\$1,972.24	
5101 Pool attendants	1,500.00		2,780.00	6,520.00			\$4,280.00	\$6,520.00	
5200 Improvements	467.03						\$467.03	\$0.00	
5210 Repairs & Maintenance	464.24						\$2,390.43	\$4,630.97	
5221 Cleaning & chemicals			5,046.32	14,963.46			\$5,046.32	\$14,963.46	
5230 Supplies	850.42						\$850.42	\$0.00	
5240 Landscaping	5,380.04	2,768.49					\$5,380.04	\$2,768.49	
5421 Website expenses	327.34	71.45					\$327.34	\$71.45	
5570 Security							\$0.00	\$29.77	
5572 Portable toilet	1,950.36	1,950.36					\$1,950.36	\$1,950.36	
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	
5720 Computer software & services	575.64						\$575.64	\$0.00	
5750 Office Supplies	32.46	42.64	46.56				\$79.02	\$42.64	
5770 Utilities	1,804.58	1,709.69	5,553.97	4,503.95			\$7,358.55	\$6,213.64	
5810 Bank Fee	20.00						\$20.00	\$0.00	
5811 PayPal fees	1,635.52	1,677.09					\$1,635.52	\$1,677.09	
5940 Taxes		175.78					\$0.00	\$175.78	

Granada Hills Home Owners Association

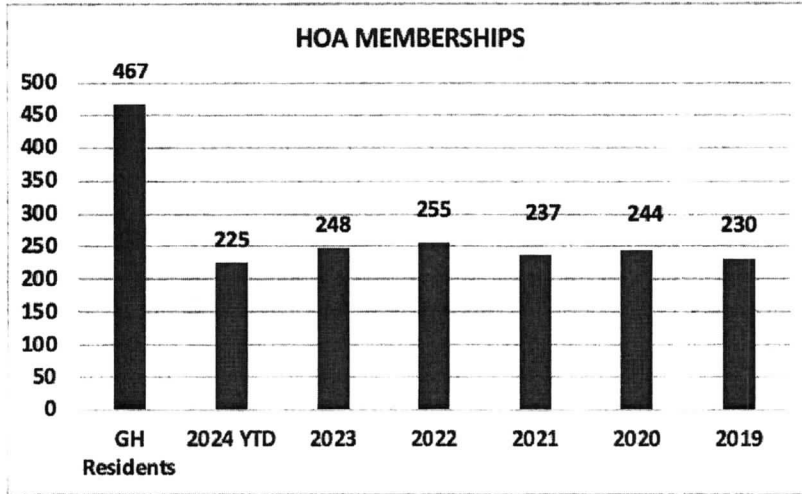
Comparative Profit and Loss

January 1 - November 17, 2024

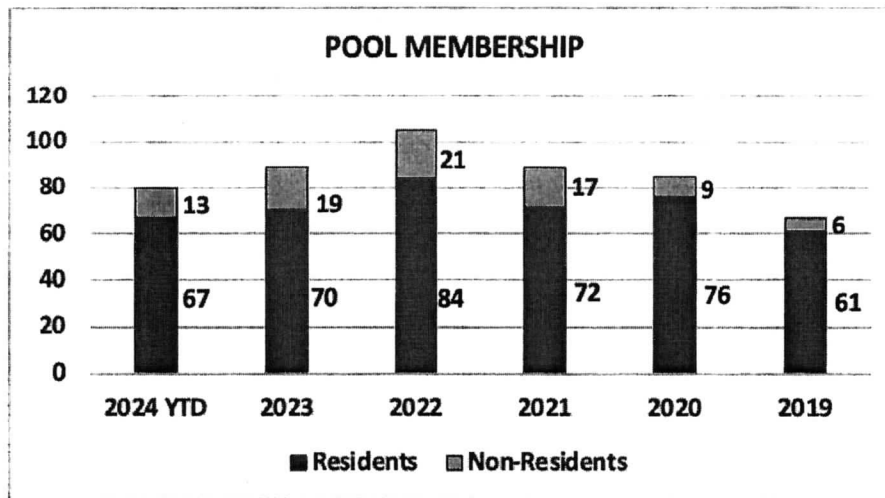
	ASSOCIATION			POOL			TOTAL
	JAN 1 - NOV 17, 2024	JAN 1 - NOV 17, 2023 (PY)	JAN 1 - NOV 17, 2024	JAN 1 - NOV 17, 2023 (PY)	JAN 1 - NOV 17, 2024	JAN 1 - NOV 17, 2023 (PY)	
5944 Licenses				309.08	\$0.00	\$309.08	
Total Expenses	\$24,862.77	\$24,755.56	\$21,772.72	\$31,556.65	\$46,635.49	\$56,312.21	
NET OPERATING INCOME	\$13,507.48	\$12,854.44	\$6,302.28	\$ -1,071.65	\$19,809.76	\$11,782.79	
NET INCOME	\$13,507.48	\$12,854.44	\$6,302.28	\$ -1,071.65	\$19,809.76	\$11,782.79	

GRANADA HILLS HOA BOARD MEETING

NOVEMBER 18, 2024



	2024 YTD	2023	2022	2021	2020	2019
Dues	\$33,880	\$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	\$5,295	\$8,325	\$9,515	\$6,010	\$3,420	\$1,985
Pool Parties	\$1,750	\$1,775	\$1,925			