

Granada HOA Board Meeting Minutes

May 20, 2024

In-person meeting was held at the home of Mary Woodruff, 7928 El Dorado Dr, Austin, TX and was called to order at 6:40 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 present. Erica Lindy was also in attendance.

Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meeting that was held 04/15/2024 was made by Ryan Mikulenka, seconded by Linda Garner and unanimously approved.

Resident Comments

- A letter from Gail Belcher was received prior to the meeting asking about short-term rentals. The responsibility of the HOA was discussed and noted in the minutes below.

Pool House Mural

- The project is near completion and the cost of materials were significantly under the amount approved by the board at the last meeting. A number of resident donations have been received to offset the expense for this project.

Pool

- Pool membership is off to a good start this year.
- A number of supplies are needed to restock the pool; Erica to provide Scott with a list of what is needed and he will place an order.
- Each board member and pool attendant will be issued a gate pass card/Brivo mobile access and are asked to use that card when entering the pool. The gate card in the lockbox will be used only for vendors. Scott will change the code to the key lockbox this week and provide the board with the new number.
- Pool Party availability to be defined as ... Monday – Thursday – any 3-hour block; Friday – Sunday – a 3-hour block between 9:00-12:00 or 6:00-9:00. A \$50 cleaning fee to be added to the existing fee of \$175 for pool members and \$225 for non-pool members.
- Private parties will continue to be considered on a case-by-case basis.
- The pool service company and Scott believe that there may be a leak in the plumbing between the pool house and baby pool. This issue to be evaluated further at the end of this year's pool season.

Website Project

- Sara advises that there has been no work on the project since our last update; the volunteer developer expects to get back on it soon.

Welcome Wagon

- New Welcome Wagon gift bags were delivered to seven homes. As soon as there are some additional New Resident Guides printed the committee will continue to move forward with distribution.

Financials

- The following financial reports were provided by Lisa Cmerok. Copies are attached hereto for reference.
 - Balance Sheet as of 05/20/2024
 - Comparative Profit and Loss 01/01/2024 – 05/20/2024
- The insurance bill has been received and will be reflected on next month's financial reports.

Membership

- A HOA Membership Report as of 05/20/2024 was presented by Mary Woodruff for review and discussion. A copy is attached hereto for reference.

2024 Events

- The pool opening movie night scheduled for May 4th was cancelled due to weather and will be rescheduled for June.
- July 4th ... the Oak Hill Fire Department has been confirmed; the HOA will host a hot dog cookout and residents will be asked to bring a side dish; pool games will be organized along with a 5K run.

Short Term Rentals

- The board discussed the concerns regarding a short-term rental at 9412 El Rey brought to our attention by Gail Belcher. It appears that in Texas using a home for a STR does not violate HOA rules unless the deed restrictions specifically state no STRs are allowed. As with the enforcement of any deed restrictions, it is the responsibility of the property owners in that section to enforce deed restrictions, the HOA has no standing or resources to enforce. Ryan to provide homeowner with a response.

Park

- Pool bathroom repairs are complete.
- A group of residents are interested in the installation of a baseball backstop at the park and are willing to work on a fundraising effort to offset the cost.

Tennis Court

- Nothing to report.

Communications

- As of June, the monthly newsletter will be distributed to current HOA members only. Sara will look into setting the Smore tool to enable others to subscribe to the newsletter, and if this is possible she will publish this information on NextDoor.
- A second HOA membership dues reminder to be mailed to all non-members.

Other Business

- No other business

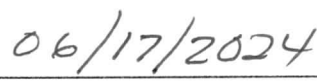
Adjourned

- Meeting was adjourned at 8:45 PM

Minutes prepared by Mary Woodruff, Secretary



Mary Woodruff, Secretary



Date of Approval

Granada Hills Home Owners Association

Balance Sheet

As of May 20, 2024

	TOTAL		
	AS OF MAY 20, 2024	AS OF MAY 20, 2023 (PY)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
1000 Association Cash Balance	93,066.62	91,117.58	1,949.04
1001 Pool Cash Balance	-2,189.18	-830.76	-1,358.42
Total Bank Accounts	\$90,877.44	\$90,286.82	\$590.62
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	\$91,276.05	\$90,685.43	\$590.62
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	\$111,241.73	\$114,470.11	\$ -3,228.38
LIABILITIES AND EQUITY			
Liabilities			
Total Liabilities			\$0.00
Equity			
3900 Reserves - Association	81,679.65	86,405.93	-4,726.28
Net Income	29,562.08	28,064.18	1,497.90
Total Equity	\$111,241.73	\$114,470.11	\$ -3,228.38
TOTAL LIABILITIES AND EQUITY	\$111,241.73	\$114,470.11	\$ -3,228.38

Granada Hills Home Owners Association

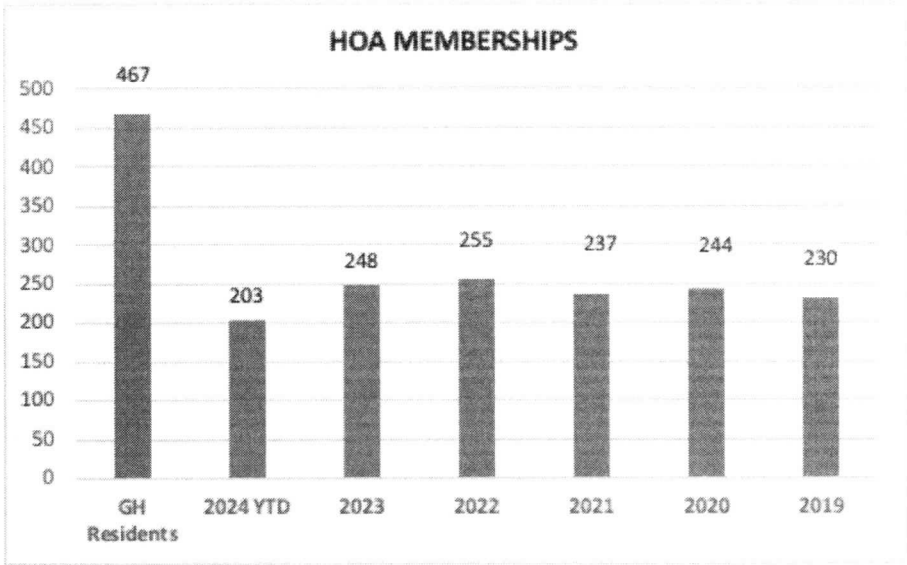
Comparative Profit and Loss

January 1 - May 20, 2024

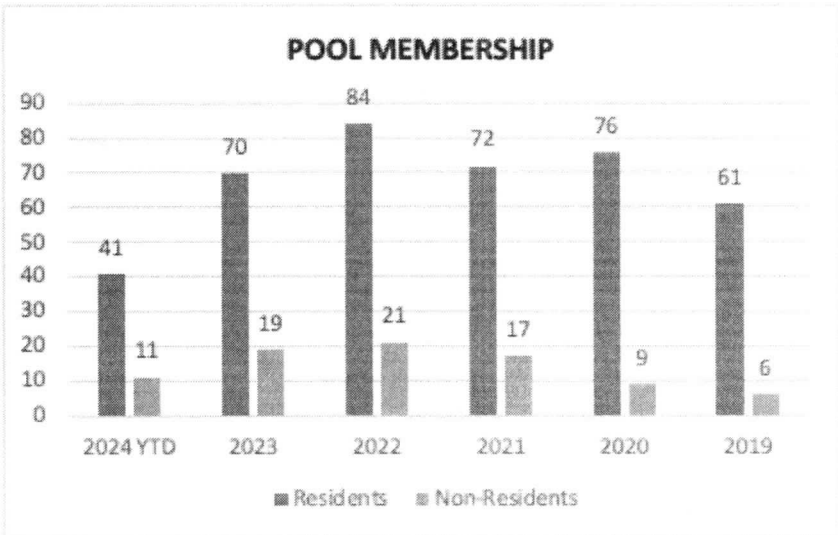
	ASSOCIATION		POOL		TOTAL	
	JAN 1 - MAY 20, 2024	JAN 1 - MAY 20, 2023 (PY)	JAN 1 - MAY 20, 2024	JAN 1 - MAY 20, 2023 (PY)	JAN 1 - MAY 20, 2024	JAN 1 - MAY 20, 2023 (PY)
Income						
4010 Annual Dues	31,210.00	31,360.00			\$31,210.00	\$31,360.00
4020 Pool revenue			15,580.00	13,995.00	\$15,580.00	\$13,995.00
4024 Pool refundable deposits			100.00		\$100.00	\$0.00
4025 Tennis Court Rental		960.00			\$0.00	\$960.00
4030 Ad Newsletter		375.00			\$0.00	\$375.00
4031 Vendor fees - Craft Fair	10.00				\$10.00	\$0.00
4032 Raffle Tickets		100.00			\$0.00	\$100.00
4040 Donations	2,015.00	1,035.00			\$2,015.00	\$1,035.00
Total Income	\$33,235.00	\$33,830.00	\$15,680.00	\$13,995.00	\$48,915.00	\$47,825.00
GROSS PROFIT	\$33,235.00	\$33,830.00	\$15,680.00	\$13,995.00	\$48,915.00	\$47,825.00
Expenses						
5010 Neighborhood Activities	840.91	955.53		129.43	\$840.91	\$1,084.96
5020 Communications	619.74	735.72			\$619.74	\$735.72
5030 Park Expenses	2,096.78				\$2,096.78	\$0.00
5040 Tennis Court	20.35	810.23			\$20.35	\$810.23
5052 Pool Area Maintenance			2,075.36	1,793.62	\$2,075.36	\$1,793.62
5101 Pool attendants			1,240.00	2,940.00	\$1,240.00	\$2,940.00
5210 Repairs & Maintenance	464.24	4,100.00			\$464.24	\$4,100.00
5221 Cleaning & chemicals			3,628.24	2,801.09	\$3,628.24	\$2,801.09
5230 Supplies	721.40				\$721.40	\$0.00
5240 Landscaping	2,814.51	649.50			\$2,814.51	\$649.50
5421 Website expenses	31.82				\$31.82	\$0.00
5570 Security				29.77	\$0.00	\$29.77
5572 Portable toilet	812.65	812.65			\$812.65	\$812.65
5590 Professional fees		565.04			\$0.00	\$565.04
5750 Office Supplies		42.64			\$0.00	\$42.64
5770 Utilities	753.58	665.04	2,046.25	1,265.68	\$2,799.83	\$1,930.72
5810 Bank Fee	20.00				\$20.00	\$0.00
5811 PayPal fees	1,167.09	1,075.02			\$1,167.09	\$1,075.02
5940 Taxes		175.78			\$0.00	\$175.78
5944 Licenses				214.08	\$0.00	\$214.08
Total Expenses	\$10,363.07	\$10,587.15	\$8,989.85	\$9,173.67	\$19,352.92	\$19,760.82
NET OPERATING INCOME	\$22,871.93	\$23,242.85	\$6,690.15	\$4,821.33	\$29,562.08	\$28,064.18
NET INCOME	\$22,871.93	\$23,242.85	\$6,690.15	\$4,821.33	\$29,562.08	\$28,064.18

**GRANADA HILLS HOA
BOARD MEETING**

MAY 20, 2024



	2024 YTD	2023	2022	2021	2020	2019
Dues	\$30,400	\$37,780	\$35,034	\$26,292	\$27,032	\$25,540
Donations	\$1,985	\$1,365	\$2,093			
Raffle		\$320				



	2024 YTD	2023	2022	2021	2020	2019
Residents	\$12,330	\$20,445	\$25,635	\$21,700	\$21,310	\$17,900
Non-Residents	\$3,995	\$8,325	\$9,515	\$6,010	\$3,420	\$1,985
Pool Parties	\$0	\$1,775	\$1,925			