

## Granada HOA Board Meeting Minutes

February 17, 2025

In-person meeting was held at the home of Scott Budd, 9014 El Rey Dr, Austin, TX and was called to order at 6:36 PM.

Board members in attendance were Scott Budd, Linda Garner, Sara Headden, Jen Martin, Ryan Mikulenka, Roy Ribelin and Lisa Cmerek. Mary Woodruff was not in attendance. Also in attendance were 2 guest residents, Jason and Dragana Mucic.

### Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meeting that was held 11/18/2024, the Members meeting that was held on 12/9/2024 and the Annual Meeting that was held on 1/12/2025 was made by Ryan Mikulenka, seconded by Lisa Cmerek and unanimously approved.

### Resident Comments

- Recent comments from residents were reviewed.
- Sara Headden is going to contact both residents (Hope Dyson & Cheryl Bakhtairi that have expressed interest in teaching classes at the pool this summer to ensure there isn't conflicting days/times.

### Website

- Updated with 2025 pricing and forms
- Consideration to call a special meeting soon to change the wording in the bylaws to align with yearly dues and tennis court dues.
- New resident (Adam Kapasi - 8802 El Rey Blvd.) has expressed interest in Website Maintenance Coordinator. Mary Woodruff will talk with him at a later date.

### Welcome Wagon

- Sara Headden will update the list and work to get 20 bags ready to deliver. Roy Ribelin will deliver the 20 bags.

### Financials

- The following financial reports were provided by Lisa Cmerek. Copies are attached hereto for reference.
  - Balance Sheet as of 02/17/2025
  - Comparative Profit and Loss 01/01/2025 – 2/17/2025
- Upon a review of expenses year-to-date it appears the amount is good but haven't started paying for pool cleaning yet.
- Membership dues are down but due to the revenue from non-resident tennis members that has helped some.

### Membership

- We have 111 paid members (24%) as of 2/9
- 2/19/2024 YTD 158 paid members (34%)
- 5 New HOA members (3 are new residents); one resident last joined in 2021 and one in 2022.

### 2025 Events

- Park Day (3/1) – Scott Budd
- Howl at the Moon Happy Hour (3/14) – Board
- Easter (4/13)-Rosanne Escobar
- Pool opening (5/3)-Erica & Board
- July 4<sup>th</sup> (7/4)-Board
- Halloween Event (10/25)
- Craft Fair & Santa in the park (12/6)-Sara

### Park

- Ryan and Scott will work on getting bids and ideas to improve the basketball court. It was suggested that we ask members that use the court regularly donate some to help offset some of the big cost.
- Scott will make a wish list of things that could be done at park day. There are also some bigger projects that need to be done like painting that Scott will enlist the help of the pool attendants.
- Scott and Roy are making plans to work on the bridge this spring.

### Pool

- Summer kick off and open swim will be May 3<sup>rd</sup>. Need to get with Erika Lindy for further details.
- Discussed ways to promote non-resident memberships. Maybe Next door and our Facebook pages.

### Tennis Court

- Non -resident membership has brought some good revenue.
- 10 non-resident tennis memberships - \$3,360

### Communications

- Nothing to report.

### Board Member Transition

- Nominations were made for 2024 HOA board officers to serve another one-year term in their current position. President – Ryan Mikulenka; Vice President – Jen Martin; Secretary – Mary Woodruff; Treasurer – Linda Garner. A MOTION TO ELECT was made by Ryan Mikulenka, seconded by Lisa Cmerek and unanimously approved.
- A MOTION TO ELECT Ryan Stewart as a member of the HOA board, expiring January 2026 was motioned by Ryan Mikulenka, seconded by Lisa Cmerek and unanimously approved.

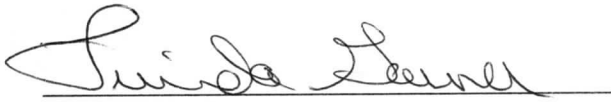
### Other Business

- Scott Budd gave status of new apartment complex. It has been redesigned to fit the site. They will possibly be starting back up on construction this summer.
- AT&T will be converting our service at the pool to the new fiber optic service ... there is no charge for the conversion and the monthly billing will remain the same for the internet (\$70 ... the phone portion is an additional \$30). Service appointment is scheduled for March 4<sup>th</sup>. They said there will be no change to the IP address and there will be no impact to the Cothron setup.

### Adjourned

- Meeting was adjourned at 8:33 PM

Minutes prepared by Linda Garner, Treasurer

  
Linda Garner, Treasurer

3/24/25  
\_\_\_\_\_  
Date of Approval

# Granada Hills Home Owners Association

## Comparative Profit and Loss

January 1 - February 17, 2025

	ASSOCIATION			POOL			TOTAL	
	JAN 1 - FEB 17, 2025	JAN 1 - FEB 17, 2024 (PY)	JAN 1 - FEB 17, 2025	JAN 1 - FEB 17, 2025	JAN 1 - FEB 17, 2024 (PY)	JAN 1 - FEB 17, 2025	JAN 1 - FEB 17, 2024 (PY)	
Income								
4010 Annual Dues	19,765.00	23,440.00				\$19,765.00		\$23,440.00
4020 Pool revenue			315.00		1,260.00	\$315.00		\$1,260.00
4025 Tennis Court Rental	3,010.00					\$3,010.00		\$0.00
4031 Vendor fees - Craft Fair	264.00	10.00				\$264.00		\$10.00
4040 Donations	466.00	1,255.00				\$466.00		\$1,255.00
<b>Total Income</b>	<b>\$23,505.00</b>	<b>\$24,705.00</b>	<b>\$315.00</b>		<b>\$1,260.00</b>	<b>\$23,820.00</b>		<b>\$25,965.00</b>
GROSS PROFIT	<b>\$23,505.00</b>	<b>\$24,705.00</b>	<b>\$315.00</b>		<b>\$1,260.00</b>	<b>\$23,820.00</b>		<b>\$25,965.00</b>
Expenses								
5010 Neighborhood Activities	40.00	435.97				\$40.00		\$435.97
5020 Communications		430.74				\$0.00		\$430.74
5040 Tennis Court		20.35				\$0.00		\$20.35
5052 Pool Area Maintenance			59.54		59.54	\$59.54		\$59.54
5101 Pool attendants					200.00	\$0.00		\$200.00
5221 Cleaning & chemicals					1,706.62	\$0.00		\$1,706.62
5240 Landscaping		487.13				\$0.00		\$487.13
5421 Website expenses	12.80	12.68				\$12.80		\$12.68
5572 Portable toilet	325.06	325.06				\$325.06		\$325.06
5770 Utilities	240.57	215.39	552.17		668.12	\$792.74		\$883.51
5811 PayPal fees	692.73	419.44				\$692.73		\$419.44
<b>Total Expenses</b>	<b>\$1,311.16</b>	<b>\$2,346.76</b>	<b>\$611.71</b>		<b>\$2,634.28</b>	<b>\$1,922.87</b>		<b>\$4,981.04</b>
NET OPERATING INCOME	<b>\$22,193.84</b>	<b>\$22,358.24</b>	<b>\$ -296.71</b>		<b>\$ -1,374.28</b>	<b>\$21,897.13</b>		<b>\$20,983.96</b>
NET INCOME	<b>\$22,193.84</b>	<b>\$22,358.24</b>	<b>\$ -296.71</b>		<b>\$ -1,374.28</b>	<b>\$21,897.13</b>		<b>\$20,983.96</b>

# Granada Hills Home Owners Association

## Balance Sheet

As of February 17, 2025

	TOTAL		
	AS OF FEB 17, 2025	AS OF FEB 17, 2024 (PY)	CHANGE
<b>ASSETS</b>			
Current Assets			
Bank Accounts	\$81,720.53	\$76,224.32	\$5,496.21
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	6,075.00	-6,075.00
Total Other Current Assets	\$398.61	\$6,473.61	\$ -6,075.00
Total Current Assets	\$82,119.14	\$82,697.93	\$ -578.79
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
Total Fixed Assets	\$20,983.68	\$20,983.68	\$0.00
<b>TOTAL ASSETS</b>	<b>\$103,102.82</b>	<b>\$103,681.61</b>	<b>\$ -578.79</b>
<b>LIABILITIES AND EQUITY</b>			
Liabilities			
Total Liabilities			\$0.00
Equity			
3900 Reserves - Association	81,205.69	82,697.65	-1,491.96
Net Income	21,897.13	20,983.96	913.17
Total Equity	\$103,102.82	\$103,681.61	\$ -578.79
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$103,102.82</b>	<b>\$103,681.61</b>	<b>\$ -578.79</b>