

Granada HOA Board Meeting Minutes

June 16, 2025

In-person meeting was held at the home of Mary Woodruff, 7928 El Dorado, Austin, TX and was called to order at 6:36 PM.

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

Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meeting that was held on 05/19/2025 was made by Ryan Mikulenka, seconded by Linda Garner and unanimously approved.

Resident Comments

- Question from resident on El Dorado concerning the heavy equipment behind their property. Scott believes it to be related to the pipeline but will see what he can find out.

Website

- Linda to inquire about a software developer who could write a script for PayPal that would offer residents an option to include the service fee in their payment.

Welcome Wagon

- To be addressed at the next meeting when Sara is present.

Financials

- The following financial reports were provided by Lisa; copies are attached hereto for reference.
 - Balance Sheet as of 06/16/2025
 - Comparative Profit and Loss 01/01/2025 – 06/16/2025

Membership

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

2025 Events

- The second Summer Movie Night showing of The Goonies is planned for Saturday, 06/21/2025 will be hosted by Ryan and Tabette Stewart.
- July 4th Celebration
 - 7:30am 5K Fun Run
 - 9:30/10:00 Parade
 - 10:30 Celebration and lunch at the park
 - 10:30-1:00 Open Swim
- Event Volunteers
 - Oak Hill Fire Department has confirmed their participation
 - Bill Schiller will smoke briskets and chicken; Ryan Stewart will cook hot dogs on-site
 - Lean Mikulenka will host pool games and Ryan Mikulenka will get prizes
 - The board agreed not to have a large water slip and slide at the event

Event Sponsors

- Roxanne Escobedo – Caldwell Banker Homes
 - Flags along parade route and park
 - Kona Ice for one hour; HOA will pay \$300 for second hour if there is a minimum time required
- Ryan Stewart – Stewart and Co
 - Meats to cook for the event ... brisket, chicken, hot dogs

Park

- The park and pool areas were recently power washed by Jonathan Gartner, a resident who volunteered his services.
- A MOTION TO APPROVE an increase of the pool attendant fee from \$20 per visit to \$25 per visit was made by Ryan Mikulenska, seconded by Linda Garner and unanimously approved.

Tennis Court

- Surface repairs resulting from vandalism earlier this year still need to be made. Scott has been unable to get in touch with Dobbs Tennis Courts who has previously provided services; another vendor needs to be identified.

Pool

- A new gate sign to be purchased and posted that reads ...
Members Only – No Trespassing – Property under Video Surveillance
- Scott will look into shrouded lighting options to improve security
- New spotlight located above the drinking fountain pointed to the gate to be added

Communications

- Nothing to report

Board Member Transition

- Nothing to report

Other Business

- Nothing to report

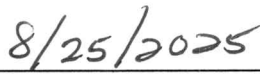
Adjourned

- Meeting was adjourned at 8:15 PM

Minutes prepared by Mary Woodruff, Secretary



Mary Woodruff, Secretary



Date of Approval

Granada Hills Home Owners Association

Balance Sheet

As of June 16, 2025

	TOTAL		
	AS OF JUN 16, 2025	AS OF DEC 31, 2024 (PP)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
1000 Association Cash Balance			
1020 Assn Checking- BoA - *3634	90,047.94	47,476.86	42,571.08
1021 (To)From pool acct	-4,483.25	12,208.43	-16,691.68
Total 1000 Association Cash Balance	85,564.69	59,685.29	25,879.40
1001 Pool Cash Balance			
1030 Pool Checking - BoA - *3777	10,020.77	14,333.16	-4,312.39
1031 (To)From Association acct	4,483.25	-12,208.43	16,691.68
Total 1001 Pool Cash Balance	14,504.02	2,124.73	12,379.29
Total Bank Accounts	\$100,068.71	\$61,810.02	\$38,258.69
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	\$100,467.32	\$62,208.63	\$38,258.69
Fixed Assets			
1590 Land	12,621.00	12,621.00	0.00
Association			
1500 Association Assets	118,047.63	118,047.63	0.00
1600 Accumulated Depreciation - Assn	-113,578.95	-113,578.95	0.00
Total Association	4,468.68	4,468.68	0.00
Pool			
1530 Pool Assets	161,150.00	161,150.00	0.00
1630 Accumulated depreciation - pool	-159,045.00	-159,045.00	0.00
Total Pool	2,105.00	2,105.00	0.00
Total Fixed Assets	\$19,194.68	\$19,194.68	\$0.00
TOTAL ASSETS	\$119,662.00	\$81,403.31	\$38,258.69
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Texas State Comptroller Payable	55.17	55.17	0.00
Tax paid on resale items	-55.17	-55.17	0.00
Total Texas State Comptroller Payable	0.00	0.00	0.00
Total Other Current Liabilities	\$0.00	\$0.00	\$0.00
Total Current Liabilities	\$0.00	\$0.00	\$0.00
Total Liabilities	\$0.00	\$0.00	\$0.00

Granada Hills Home Owners Association

Balance Sheet

As of June 16, 2025

	TOTAL		
	AS OF JUN 16, 2025	AS OF DEC 31, 2024 (PP)	CHANGE
Equity			
3900 Reserves - Association	81,403.31	81,403.31	0.00
Net Income	38,258.69		38,258.69
Total Equity	\$119,662.00	\$81,403.31	\$38,258.69
TOTAL LIABILITIES AND EQUITY	\$119,662.00	\$81,403.31	\$38,258.69

Granada Hills Home Owners Association

Comparative Profit and Loss

January 1 - June 16, 2025

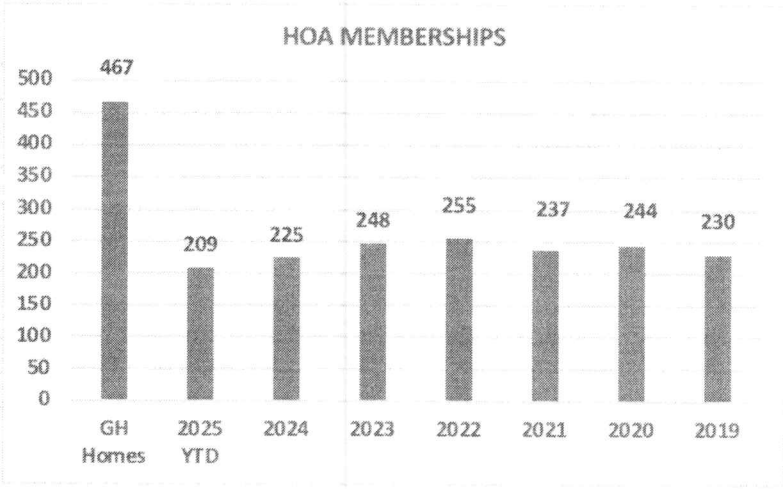
	ASSOCIATION		POOL		TOTAL	
	JAN 1 - JUN 16, 2025	JAN 1 - JUN 16, 2024 (PY)	JAN 1 - JUN 16, 2025	JAN 1 - JUN 16, 2024 (PY)	JAN 1 - JUN 16, 2025	JAN 1 - JUN 16, 2024 (PY)
Income						
4010 Annual Dues	38,455.00	32,650.00			\$38,455.00	\$32,650.00
4020 Pool revenue			25,355.00	22,715.00	\$25,355.00	\$22,715.00
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	10.00			\$264.00	\$10.00
4040 Donations	1,176.00	2,065.00			\$1,176.00	\$2,065.00
Total Income	\$43,405.00	\$34,725.00	\$25,355.00	\$22,815.00	\$68,760.00	\$57,540.00
GROSS PROFIT	\$43,405.00	\$34,725.00	\$25,355.00	\$22,815.00	\$68,760.00	\$57,540.00
Expenses						
5010 Neighborhood Activities	1,319.18	1,011.89		108.53	\$1,319.18	\$1,120.42
5020 Communications	533.85	619.74			\$533.85	\$619.74
5030 Park Expenses	3,258.26	2,096.78			\$3,258.26	\$2,096.78
5040 Tennis Court		20.35			\$0.00	\$20.35
5052 Pool Area Maintenance			178.62	2,705.03	\$178.62	\$2,705.03
5101 Pool attendants	1,400.00		3,645.01	1,240.00	\$5,045.01	\$1,240.00
5200 Improvements		467.03			\$0.00	\$467.03
5210 Repairs & Maintenance		464.24			\$0.00	\$464.24
5221 Cleaning & chemicals			2,976.88	3,628.24	\$2,976.88	\$3,628.24
5230 Supplies	49.76	839.61			\$49.76	\$839.61
5240 Landscaping	2,002.63	2,814.51			\$2,002.63	\$2,814.51
5260 Furniture & Equipment	350.71				\$350.71	\$0.00
5421 Website expenses	38.40	38.22			\$38.40	\$38.22
5572 Portable toilet	975.18	975.18			\$975.18	\$975.18
5710 Insurance	3,878.50	3,414.00	3,878.50	3,414.00	\$7,757.00	\$6,828.00
5750 Office Supplies	73.82				\$73.82	\$0.00
5770 Utilities	1,413.80	924.51	2,106.70	2,610.15	\$3,520.50	\$3,534.66
5810 Bank Fee		20.00			\$0.00	\$20.00
5811 PayPal fees	1,918.13	1,432.25			\$1,918.13	\$1,432.25
5940 Taxes	313.38				\$313.38	\$0.00
5951 Permit			190.00		\$190.00	\$0.00
Total Expenses	\$17,525.60	\$15,138.31	\$12,975.71	\$13,705.95	\$30,501.31	\$28,844.26
NET OPERATING INCOME	\$25,879.40	\$19,586.69	\$12,379.29	\$9,109.05	\$38,258.69	\$28,695.74
NET INCOME	\$25,879.40	\$19,586.69	\$12,379.29	\$9,109.05	\$38,258.69	\$28,695.74

Note

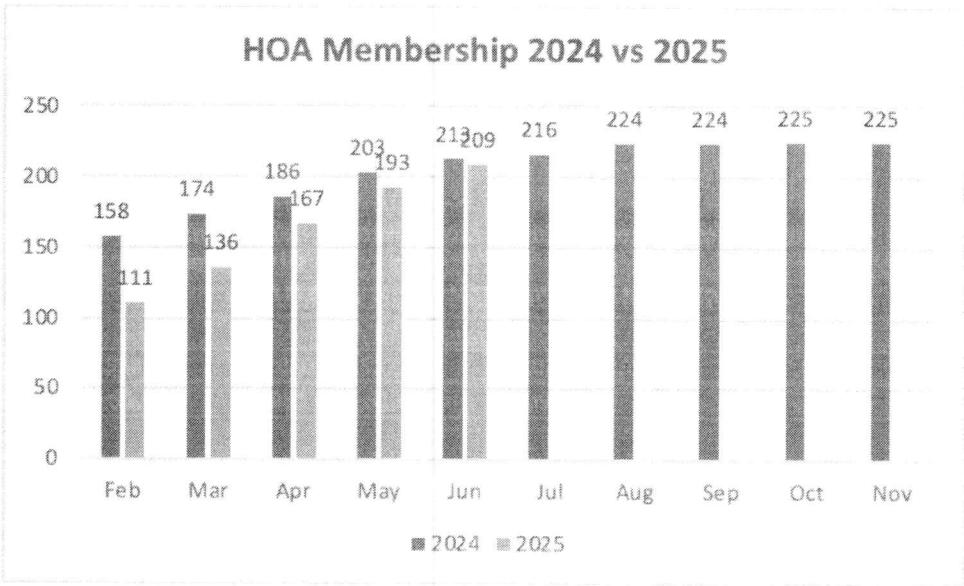
NO ASSURANCE PROVIDED AND DISCLOSURES OMITTED.

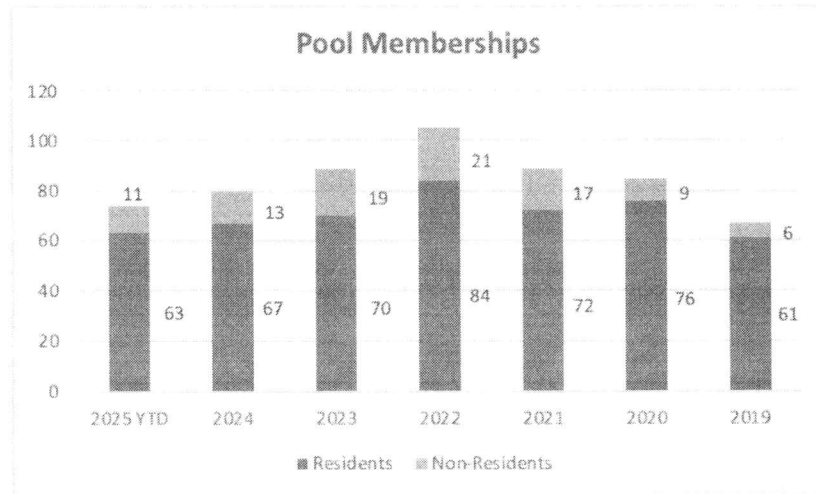
GRANADA HILLS HOA BOARD MEETING Membership Report

June 16, 2025



	2025 YTD	2024	2023	2022	2021	2020	2019
Dues	\$38,545	\$33,880	\$37,780	\$35,034	\$26,292	\$27,032	\$25,540
Donations	\$1,115	\$2,235	\$1,365	\$2,093			





	2025 YTD	2024	2023	2022	2021	2020	2019
Residents	\$19,565	\$19,965	\$20,445	\$25,635	\$21,700	\$21,310	\$17,900
Non-Residents	\$5,500	\$5,295	\$8,325	\$9,515	\$6,010	\$3,420	\$1,985
Pool Parties	\$950	\$1,750	\$1,775	\$1,925			