

## Granada HOA Board Meeting Minutes

April 21, 2025

In-person meeting was held at the home of Scott Budd, 9014 El Rey, Austin, TX and was called to order at 6:41 PM.

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

### Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meeting that was held on 03/24/2025 was made by Ryan Mikulanka, seconded by Scott Budd and unanimously approved.

### Resident Comments

- Discussion regarding resident(s) concerns with business being operated out of home and related employee parking on street.
- Discussion regarding question about insurance non-renewal for tree limbs over house.
- Discussion regarding previous resident question related to Firewise; requirements for, Scott to order Firewise signs and inquire into Boy Scouts supporting the project.

### Website

- No updates

### Welcome Wagon

- Some progress visiting with new residents from 2023-2024. The master list needs to be updated by Roy Ribelin.

### Financials

- No update provided

### Membership

- An updated membership report was presented by Mary Woodruff that also included a monthly comparison of HOA due payments for 2025 vs 2024. Copies are attached hereto for reference.
- Review of HOA membership post card presented by Gina Budd; 250 will be ordered and mailed to residents who have not joined to date.

### 2025 Events

- Spring Garage Sale seemed to be successful, and the board appreciates Emily Lawson's efforts coordinating the event.
- The Easter celebration was well attended; the board appreciates Roxanne Escobedo and Gloria Franco's volunteer efforts.
- Pool opening (5/3 - 1:00-3:00) - Erica Lindy & Board
- July 4<sup>th</sup> Celebration – Ryan to reach out to the Oak Hill Fire Department with an invitation to join in the parade; Bill Schiller has agreed to cook hot dogs at the event.
- Summer Movie Nights will be hosted by Ryan and Tabette Stewart.

#### Pool

- A web cam has been installed at the pool to allow monitoring of potentially unauthorized visitors.
- The pool opening event will be Saturday, May 3, 2025.
- The board would like to increase the non-resident membership and would encourage residents to share the news with their friends and family.
- Erica will send out an invitation to join to all previous non-resident members.

#### Park

- Scott Budd presented a proposal to trim trees within the park – cedar elms to be trimmed now and oak trees in January. A MOTION TO APPROVE \$1,700 for tree maintenance (\$700 – Cedar Elms; \$1000 – Oaks) was made by Ryan Mikulenska, seconded by Ryan Stewart and unanimously approved.
- Scott Budd presented a proposal for new landscaping at the corner of El Rey and El Dorado. A MOTION TO APPROVE \$875+ tax for landscaping was made by Ryan Mikulenska, seconded by Ryan Stewart and unanimously approved.

#### Tennis Court

- No update

#### Communications

- Nothing to report.

#### Board Member Transition

- Nothing to report.

#### Other Business

- Scott Budd presented an entry monument concept drawing that would integrate into the proposed TXDOT plantings.

#### Adjourned

- Meeting was adjourned at 8:08 PM

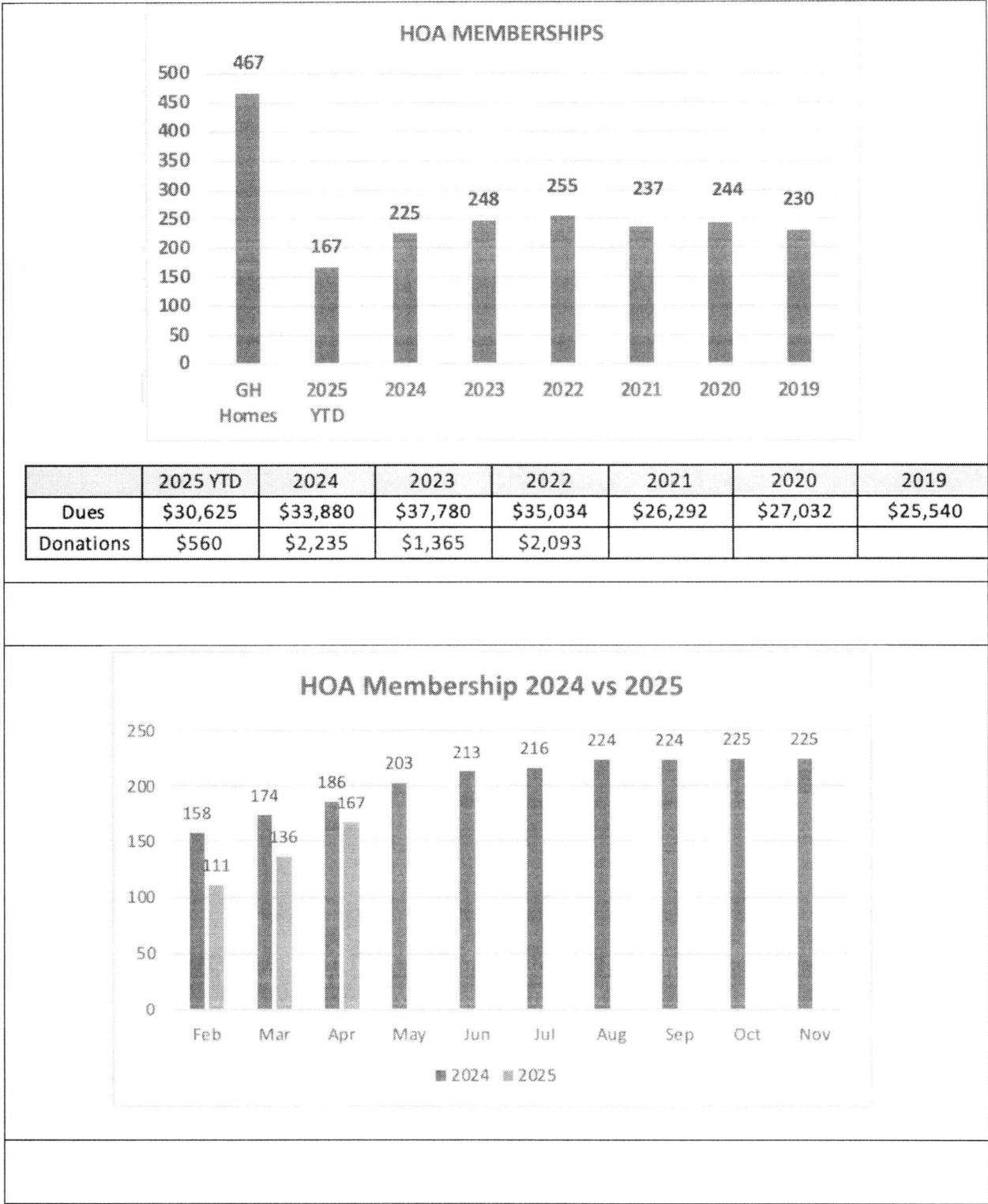
Minutes prepared by Mary Woodruff, Secretary

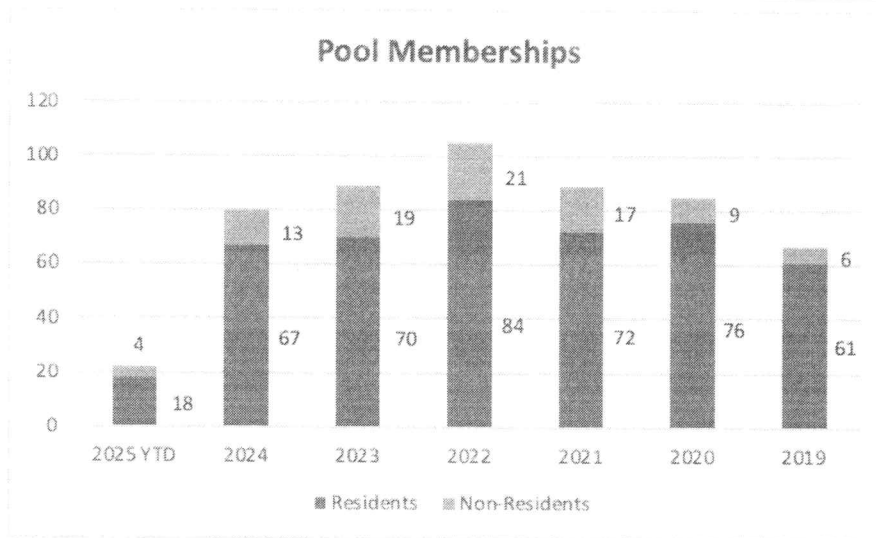
Mary Woodruff  
Mary Woodruff, Secretary

5/19/2025  
Date of Approval

GRANADA HILLS HOA BOARD MEETING  
Membership Report

April 21, 2025





	2025 YTD	2024	2023	2022	2021	2020	2019
Residents	\$5,690	\$19,965	\$20,445	\$25,635	\$21,700	\$21,310	\$17,900
Non-Residents	\$2,000	\$5,295	\$8,325	\$9,515	\$6,010	\$3,420	\$1,985
Pool Parties	\$0	\$1,750	\$1,775	\$1,925			

## ESTIMATE

### THE TREE MAN

12628 Pauls Valley Road  
Austin, TX 78737

TREEMANAUSTIN@GMAIL.COM

+1 (512) 567-3555

WWW.AUSTINTREEMAN.COM



#### Bill to

Scott Budd (HOA)  
Granada Hills HOA  
Austin, TX 78737

#### Ship to

Scott Budd (HOA)  
Granada Hills HOA  
Austin, TX 78737

#### Estimate details

Estimate no.: 7269

Estimate date: 03/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Tree Care	Target prune major deadwood in Live Oaks near playscape. Weight reduction on leaning Cedar. Thin out canopy in Live Oak on far right hand above picnic table.	1	\$425.00	\$425.00
2.		Tree Care	Left side of pool: Cut Cedar Elm out of Live Oak near Porta Potty. Target prune Live Oaks. Remove stobbed cut above bridge.	1	\$300.00	\$300.00
3.		Tree Care	Cedar Elm in back left corner of tennis court; Reduce lower limbs for more light.	1	\$200.00	\$200.00
4.		Tree Care	Remove large Hackberry limb over merry-go-round.	1	\$200.00	\$200.00
5.		Tree Care	Target prune Live Oaks behind swing set.	1	\$400.00	\$400.00
6.		Tree Care	Target prune 2 Live Oaks near street, in front on tennis court.	1	\$175.00	\$175.00

Total

**\$1,700.00**

#### Note to customer

##### Additional suggestions:

Large Cedar Elm on left of pool; Remove deadwood, thinning, canopy separation, weight reduction, and remove Mistletoe for \$450.

Large Cedar elm at back left corner of Tennis Court; Remove

**Scott Budd**

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**From:** Homegrown Services <homegrownlawnsaustin@gmail.com>  
**Sent:** Friday, March 21, 2025 10:13 AM  
**To:** Scott Budd  
**Subject:** Re: GRANADA PARK SIGN LS IMPROVEMENTS

**WARNING EXTERNAL EMAIL:** This email is from an external source. Do not click links or open attachments without positive sender verification. Never enter Username, Password, or sensitive information on linked pages from this email. If you are unsure about the message, please contact IT-Ariat Systems at support@ariat.rmmservice.com for assistance.

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Hi good morning,

For \$875 plus tax, we can purchase deliver install below plant list, commercial grade weed blocker and Brazos River rock to revamp that area:

- 2 15-gallon Texas Sage green or gray
- 1 5-gallon white Yucca
- 1 5-gallon red yucca
- 1 5 gallon Americano
- 1 5-gallon twisted yucca
- 7 1-gallon Lantana pink or yellow

Please let me know if you have any questions.

Best,  
Sandy Barron, owner  
Homegrown Services

Phone: (512)975-0152

Website: <https://homegrown-lawns-austin.business.site>