

## Granada HOA Board Meeting Minutes

March 24, 2025

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, Ryan Mikulenka, Roy Ribelin, Ryan Stewart and Mary Woodruff. Board members not in attendance were Lisa Cmerek, Linda Garner, Sara Headden and Jen Martin. Also in attendance were three guest residents, Jason and Dragana Mucic and Adam Kapasi.

### Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meeting that was held on 02/17/2025 was made by Ryan Mikulenka, seconded by Roy Ribelin and unanimously approved.

### Resident Comments

- Courtney Rock is interested in coordinating a food drive this summer and has asked for the HOA's approval; the board is happy to support Courtney in this endeavor.
- Audrey Pudder inquired about the Firewise program in Granada Hills

### Website - Firewise

- Granada Hills has a certificate or recognition from the Firewise program that acknowledges we have successfully completed their requirements and are in good standing through 2025.
- The board will renew our focus on this program and will work to push out fire awareness/prevention information to residents and will also consider a resident meeting on the topic if a guest speaker can be identified.

### Welcome Wagon

- Roy Ribelin reports that a few of the gift bags have been delivered and there are more to go.

### Financials

- The following financial reports were provided by Lisa Cmerek. Copies are attached hereto for reference.
  - Balance Sheet as of 03/24/2025
  - Comparative Profit and Loss 01/01/2025 – 3/24/2025
- It was noted that the pool invoices are not up to date.
- There was a discussion regarding the expense related to PayPal fees and the possibility of using a less expensive service, i.e. Venmo. It was also suggested that an option to the check-out process be added to allow the resident to cover the payment service fee.

### 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.
- Dragana Mucic advised that she communicated with the Granda Oaks HOA residents about their opportunity to become a member of the Granada Hills HOA. There does appear that that there were some memberships received as a result.
- The board discussed distributing a postcard to all residents who have not joined to date. It was also discussed expanding the monthly emailed newsletter to all email addresses we have in an effort to reach all Granada Hills residents.
- Other ways to incentivize membership was discussed.

### Pool

- Resident volunteer, Mindy Crowe has offered to help with pool operations; Erica Lindy will reach out to her regarding ways she can help.
- Resident volunteer, Cheryl Bakhtari has offered to teach a yoga class at the pool two mornings each week this summer. Erica will reach out to her and to Hope Dyson who has previously taught water aerobics classes to coordinate their schedules. An activity fee for non-pool members was discussed for these classes.
- Erica Lindy will also reach out to Rachel Smith to see if she is interested in offering swim lessons at the pool again this year.
- Ryan Stewart advises that he and Tabette will coordinate and host movie nights at the pool this summer.
- The pool opening event will be Saturday, May 3, 2025.
- Erica Lindy will put together an article about what is happening at the pool this summer for the April newsletter.
- Erica would like to add the non-resident pool members to our monthly newsletter distribution.
- Ways to promote the availability of non-resident pool memberships was discussed and it was decided to leave it as 'word of mouth' for now. Erica will send out an invitation to join to all previous non-resident members.
- The purchase of additional umbrellas and cushions was discussed, and it was decided that there would be an attempt to clean/salvage/use what we have for another season.

### 2025 Events

- Easter (4/13)-Roxanne Escpbedp & Roy Ribelin
- Pool opening (5/3)-Erica & Board

### Park

- Scott Budd will email the board a proposal for approval to trim the non-oak trees in the park now and the oaks later in the summer.
- Scott Budd and Roy Ribelin to meet with Clark Bynum, resident on Espanola next to park, regarding his interest in planting some trees on the park side along his fence.
- Review of TX DOT's landscape plans for the areas near the El Rey entrance from 290 Service Road. Scott will confirm with TX DOT that this information can be posted to our website.

### Tennis Court

- Scott Budd has contacted Dobbs but received no response regarding tennis court surface repairs.

### Communications

- Nothing to report.

### Board Member Transition

- Nothing to report.

### Other Business

- Ryan Stewart asked about the possibility of installing speed bumps in the neighborhood. Scott Budd will reach out to Travis County for guidance and turn that information over to Ryan to proceed.

### Adjourned

- Meeting was adjourned at 8:42 PM

Minutes prepared by Mary Woodruff, Secretary

*Mary Woodruff*

Mary Woodruff, Secretary

*4/21/2025*

Date of Approval



***Monthly Board Meeting Agenda – March 2025***

***3.24.2025 – 6:30 PM – @ Mary Woodruff's House***

Call to Order

Approval of Meeting Minutes

Resident Comments

Website

Welcome Wagon

Financials

Membership Update

2025 Events

Park

Tennis Court

Pool

Communications – E-Newsletter

Board Member Transition

Other Business:

# Granada Hills Home Owners Association

## Balance Sheet

As of March 24, 2025

	TOTAL		
	AS OF MAR 24, 2025	AS OF MAR 24, 2024 (PY)	CHANGE
<b>ASSETS</b>			
Current Assets			
Bank Accounts			
1000 Association Cash Balance	85,424.35	90,463.94	-5,039.59
1001 Pool Cash Balance	1,334.43	-11,898.22	13,232.65
<b>Total Bank Accounts</b>	<b>\$86,758.78</b>	<b>\$78,565.72</b>	<b>\$8,193.06</b>
Other Current Assets			
1310 Prepaid sales tax	23.61	23.61	0.00
1330 Tax Pre Payments/Refunds	375.00	375.00	0.00
<b>Total Other Current Assets</b>	<b>\$398.61</b>	<b>\$398.61</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$87,157.39</b>	<b>\$78,964.33</b>	<b>\$8,193.06</b>
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
<b>Total Fixed Assets</b>	<b>\$20,983.68</b>	<b>\$20,983.68</b>	<b>\$0.00</b>
<b>TOTAL ASSETS</b>	<b>\$108,141.07</b>	<b>\$99,948.01</b>	<b>\$8,193.06</b>
<b>LIABILITIES AND EQUITY</b>			
Liabilities			
<b>Total Liabilities</b>			<b>\$0.00</b>
Equity			
3900 Reserves - Association	81,205.69	82,697.65	-1,491.96
Net Income	26,935.38	17,250.36	9,685.02
<b>Total Equity</b>	<b>\$108,141.07</b>	<b>\$99,948.01</b>	<b>\$8,193.06</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$108,141.07</b>	<b>\$99,948.01</b>	<b>\$8,193.06</b>

# Granada Hills Home Owners Association

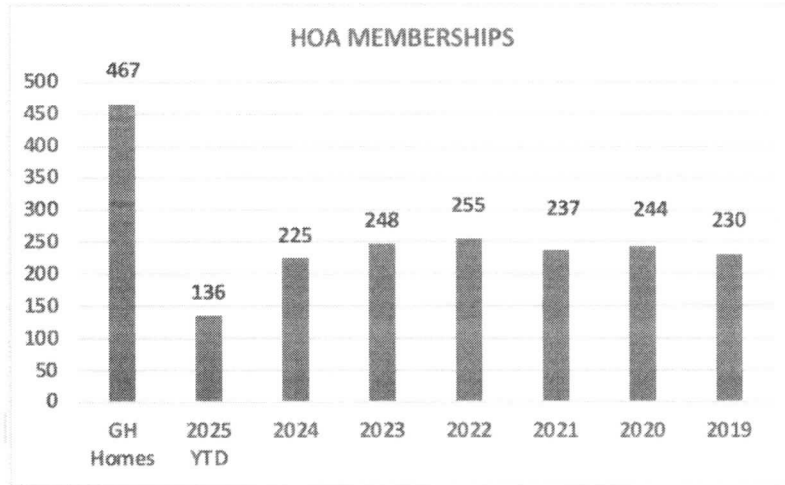
## Comparative Profit and Loss

January 1 - March 24, 2025

	ASSOCIATION		POOL		TOTAL	
	JAN 1 - MAR 24, 2025	JAN 1 - MAR 24, 2024 (PY)	JAN 1 - MAR 24, 2025	JAN 1 - MAR 24, 2024 (PY)	JAN 1 - MAR 24, 2025	JAN 1 - MAR 24, 2024 (PY)
Income						
4010 Annual Dues	24,355.00	25,480.00			\$24,355.00	\$25,480.00
4020 Pool revenue					\$0.00	\$0.00
4021 Pool Membership Fee			2,490.00	1,260.00	\$2,490.00	\$1,260.00
<b>Total 4020 Pool revenue</b>			<b>2,490.00</b>	<b>1,260.00</b>	<b>\$2,490.00</b>	<b>\$1,260.00</b>
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	546.00	1,070.00			\$546.00	\$1,070.00
4044 New Entrance Sign	50.00	235.00			\$50.00	\$235.00
<b>Total 4040 Donations</b>	<b>596.00</b>	<b>1,305.00</b>			<b>\$596.00</b>	<b>\$1,305.00</b>
<b>Total Income</b>	<b>\$28,725.00</b>	<b>\$26,795.00</b>	<b>\$2,490.00</b>	<b>\$1,260.00</b>	<b>\$31,215.00</b>	<b>\$28,055.00</b>
GROSS PROFIT	\$28,725.00	\$26,795.00	\$2,490.00	\$1,260.00	\$31,215.00	\$28,055.00
Expenses						
5010 Neighborhood Activities	40.00	187.42			\$40.00	\$187.42
5011 Board Meeting Expenses		142.96			\$0.00	\$142.96
5013 General Meeting		297.68			\$0.00	\$297.68
5017 Welcome Wagon	542.14				\$542.14	\$0.00
5019 Other	285.30				\$285.30	\$0.00
<b>Total 5010 Neighborhood Activities</b>	<b>867.44</b>	<b>628.06</b>			<b>\$867.44</b>	<b>\$628.06</b>
5020 Communications					\$0.00	\$0.00
5021 Newsletter		430.74			\$0.00	\$430.74
<b>Total 5020 Communications</b>		<b>430.74</b>			<b>\$0.00</b>	<b>\$430.74</b>
5030 Park Expenses	235.80	2,096.78			\$235.80	\$2,096.78
5040 Tennis Court		20.35			\$0.00	\$20.35
5052 Pool Area Maintenance			89.31	89.31	\$89.31	\$89.31
5101 Pool attendants				420.00	\$0.00	\$420.00
5210 Repairs & Maintenance		464.24			\$0.00	\$464.24
5221 Cleaning & chemicals				2,634.93	\$0.00	\$2,634.93
5240 Landscaping		1,407.26			\$0.00	\$1,407.26
5421 Website expenses	19.20	19.02			\$19.20	\$19.02
5572 Portable toilet	487.59	487.59			\$487.59	\$487.59
5750 Office Supplies	73.82				\$73.82	\$0.00
5770 Utilities					\$0.00	\$0.00
5760 Telephone			233.48	213.36	\$233.48	\$213.36
5771 Electric	309.83	281.26	348.75	564.96	\$658.58	\$846.22
5773 Water	126.84	110.61	622.14	342.70	\$748.98	\$453.31
<b>Total 5770 Utilities</b>	<b>436.67</b>	<b>391.87</b>	<b>1,204.37</b>	<b>1,121.02</b>	<b>\$1,641.04</b>	<b>\$1,512.89</b>
5811 PayPal fees	865.42	593.47			\$865.42	\$593.47
<b>Total Expenses</b>	<b>\$2,985.94</b>	<b>\$6,539.38</b>	<b>\$1,293.68</b>	<b>\$4,265.26</b>	<b>\$4,279.62</b>	<b>\$10,804.64</b>
NET OPERATING INCOME	\$25,739.06	\$20,255.62	\$1,196.32	\$ -3,005.26	\$26,935.38	\$17,250.36
NET INCOME	\$25,739.06	\$20,255.62	\$1,196.32	\$ -3,005.26	\$26,935.38	\$17,250.36

## GRANADA HILLS HOA BOARD MEETING Membership Report

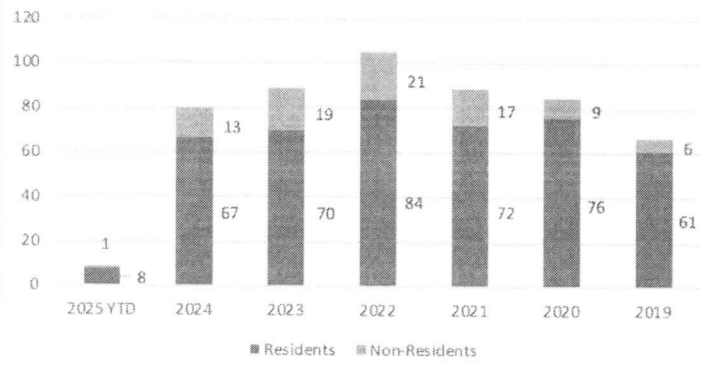
March 24, 2025



	2025 YTD	2024	2023	2022	2021	2020	2019
Dues	\$24,535	\$33,880	\$37,780	\$35,034	\$26,292	\$27,032	\$25,540
Donations	\$535	\$2,235	\$1,365	\$2,093			



**Pool Memberships**



	2025 YTD	2024	2023	2022	2021	2020	2019
Residents	\$2,490	\$19,965	\$20,445	\$25,635	\$21,700	\$21,310	\$17,900
Non-Residents	\$500	\$5,295	\$8,325	\$9,515	\$6,010	\$3,420	\$1,985
Pool Parties	\$0	\$1,750	\$1,775	\$1,925			



PLANT SUMMARY TABLE:		
TREES	SHRUBS	PERENNIALS
5.73%	45.52%	48.75%

PLANT SUMMARY TABLE:		
TREES	SHRUBS	PERENNIALS
5.73X	45.52X	48.75X

ISSUE RECORD		
NO.	DESCRIPTION	DATE
A	PREL ITINERARY	04/03/2021
B	FINAL	04/28/2021
C	RFC	04/11/2022



**COLORADO RIVER  
CONSTRUCTORS**

Colorado River Constructors  
8556 US 290  
Austin, Texas 78726

**AECOM**

13040 Blarwick Drive  
Box A, Suite 200  
Austin, Texas 78729

AECOM Technical Services Inc. 3040

AUTHORIZED FOR CONSTRUCTION  
By Amy Strauss at 2:42:32 PM, Jul 15, 2022  
Colorado River Constructors

DOCUMENT NO:	100AE003017 LAN
DESIGN PACKAGE:	AES000
SHEET:	17 OF 20

OAK HILL PARKWAY  
MASS PLANTING DETAILS  
-12A, B



06/17/2022

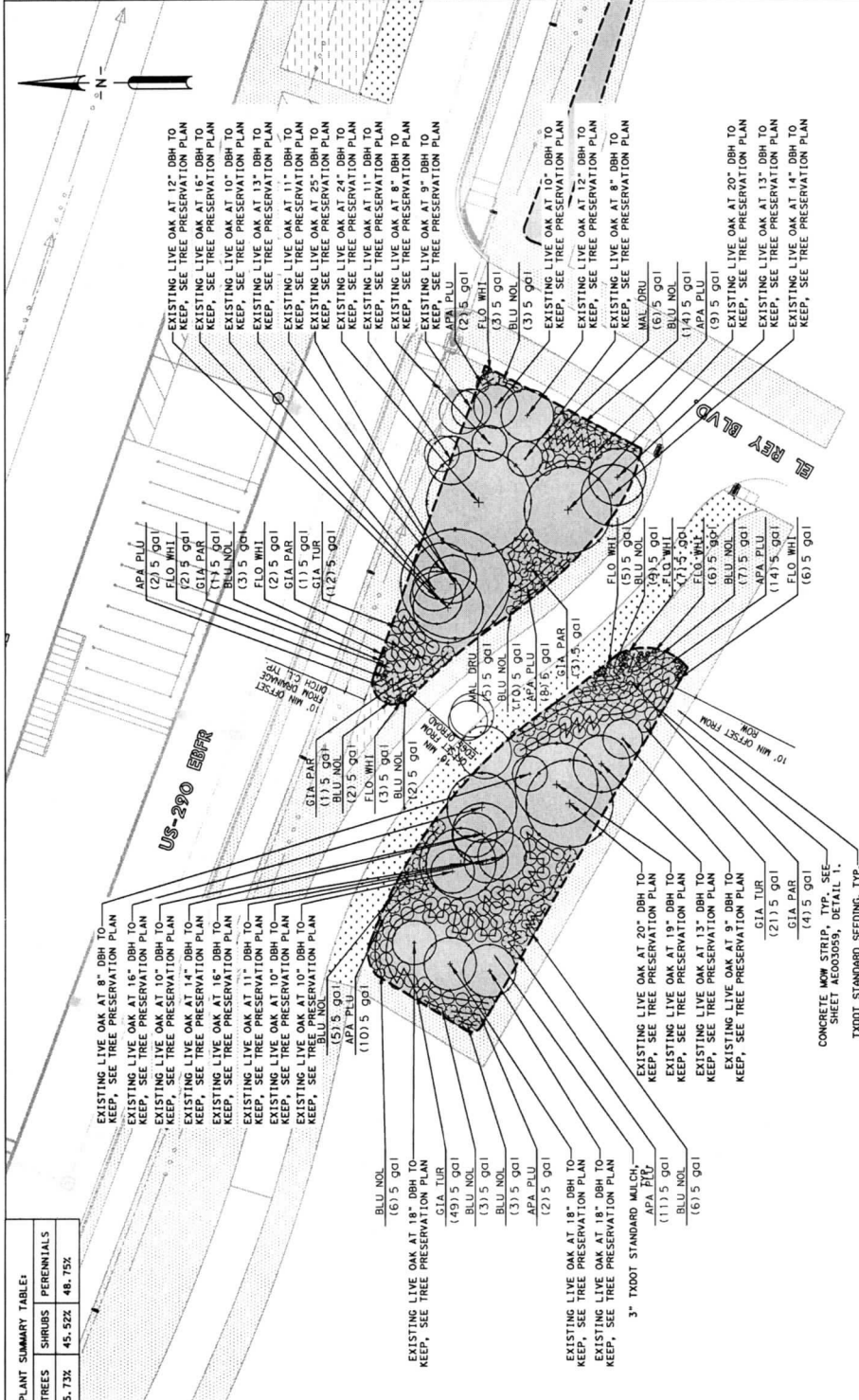
 Texas Department of Transportation  
© 2022

### LEGEND

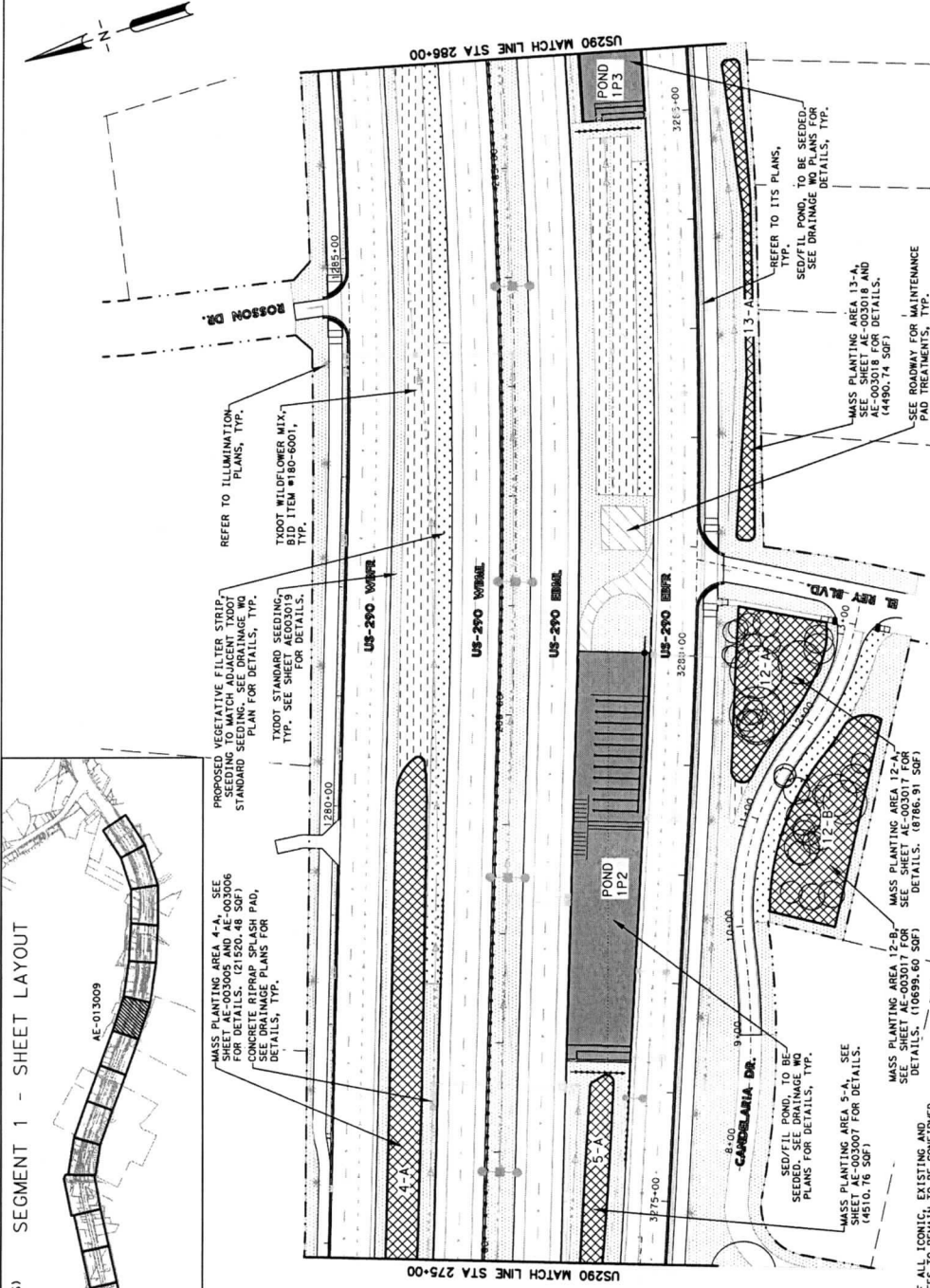
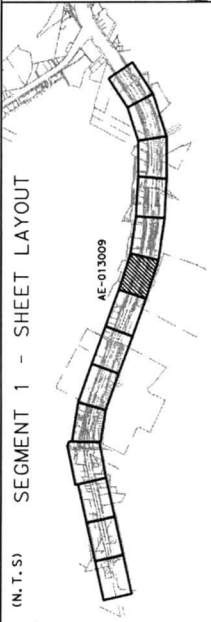
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0' 25' 50'

SCALE IN FEET



SEGMENT 1 - SHEET LAYOUT



NOTES:  
LOCATIONS OF ALL ICONIC, EXISTING AND COMMITTED TREES TO REMAIN TO BE COMPLETED BY CONTRACTOR AND TYPED PRIOR TO CONSTRUCTION.  
NO SOIL DISTURBANCE TO TAKE PLACE WITHIN SENSITIVE GEOLOGICAL FEATURE BUFFER ZONE.  
ALL PLANTED TREES TO BE SEEDING WITHIN THE PROTECTED BUFFER ZONE.  
LANDSCAPING OR SOO, TYPICAL.

LEGEND

- MASS PLANTING AREA
- INFILL PLANTING W/ PERENNIALS, AND GRASSES ONLY
- TXDOT STANDARD SEEDING
- 500
- TREE PRESERVATION AREA
- COBBLESTONE RIPRAP
- CONCRETE RIPRAP
- NEW HARDSCAPE RIPRAP
- VEGETATIVE FILTER STRIPS
- RIPIARIAN RESTORATION AREA
- WILLIAMSON CREEK
- COMMITTED TREES FROM PRESERVATION PLAN
- EXISTING TREES TO REMAIN WITHIN TREE PRESERVATION AREA
- ICONIC TREES TO REMAIN
- HIGH FLOW DRAINAGE DITCH CENTER LINE
- CULVERT / BURIED DRAINAGE PIPES
- 10 YEAR FLOOD ZONE
- R.O.W.




Texas Department of Transportation	
PROJECT NO.	100 AE013009 LAN
DESIGN NO.	STP
STATE	TEXAS
COUNTY	AUSTIN
DISTRICT	TRAVIS
SECTION	08
SHEET NO.	060
APPROVED	09 OF 14

OAK HILL PARKWAY  
LANDSCAPE PLAN  
STA 275+00 TO STA 286+00  
US-290


AUTHORIZED FOR CONSTRUCTION  
By Amy Strauss at 2:42:30 PM, Jul 15, 2022  
Colorado River Constructors



NO.	DESCRIPTION	DATE
1	PROJECT START	06/07/2021
2	PROJECT END	06/17/2022

 06/17/2022

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 <sup>6</sup> Texas Department of Transportation