

Granada HOA Board Meeting Minutes

June 17, 2024

In-person meeting was held at the home of Lisa Cmerek, 7914 El Dorado Dr, Austin, TX and was called to order at 6:40 PM.

Board members in attendance were Scott Budd, Lisa Cmerek, Linda Garner, Sara Headden, Jen Martin, Ryan Mikulenka, Roy Ribelin and Mary Woodruff.

Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meeting that was held 05/20/2024 was made by Ryan Mikulenka, seconded by Lisa Cmerek and unanimously approved.

Resident Comments

- No resident concerns received this month.

Website

- No update to report from John Serrao. Mary Woodruff to reach out to see if we can take some of the responsibility for content management of the current site off of him.

Welcome Wagon

- Welcome gift bags to be delivered:
 - Linda Garner / Lisa Cmerek – 9436 El Rey, 8903 Candelaria, 8401/8402 El Rey
 - Jen Martin – 8504 El Rey
 - Mary Woodruff – 7806 Phoenix Pass

Financials

- The following financial reports were provided by Lisa Cmerek. Copies are attached hereto for reference.
 - Balance Sheet as of 06/17/2024
 - Comparative Profit and Loss 01/01/2024 – 06/17/2024

Membership

- A HOA Membership Report as of 06/17/2024 was presented by Mary Woodruff for review and discussion. A copy is attached hereto for reference.

2024 Events

- Jen Martin is hosting a pool movie night on Saturday, June 22 @ 8:30.
- July 4th planning
 - Event signage <Roy Ribelin>
 - Park and pool cleanup prior to event <Scott Budd>
 - 5K Fun Run @ 7:30am <Ryan Mikulenka>
 - Parade @ 10:00; Oak Hill Fire Department confirmed
 - Celebration at park @ 11:00am
 - Hot dogs, buns, condiments, chips, drinks, ice cream, etc. <Scott Budd>
 - Grill / food prep @ park <Lisa Cmerek, Linda Garner>
 - Awards for parade participation @ 11:30am <Ryan Mikulenka>
 - Pool games/open swim from 12:00pm – 2:00pm <Ryan Mikulenka>

Park

- Currently there is one pool attendant who services the pool/park 3-4 days per week. Scott Budd is talking to a second neighborhood youth about helping with some additional projects.

Pool

- A self-closing mechanism has been ordered for the pool gate and will be installed when it arrives.
- The pool lights need some maintenance; Scott Budd to get quotes and will present to the HOA board for consideration and approval.

Tennis Court

- Nothing to report.

Communications

- A second HOA membership dues reminder to be mailed to all non-members.

Other Business

- No other business

Adjourned

- Meeting was adjourned at 8:30 PM
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Minutes prepared by Mary Woodruff, Secretary

Mary Woodruff
Mary Woodruff, Secretary

6/22/2024
Date of Approval



Monthly Board Meeting Agenda – May 2024

6.17.2024 – 6:30 PM – @ Lisa Cmerek's House

Call to Order

Approval of Meeting Minutes

Resident Comments

Website

Welcome Wagon

Financials

Membership Update

2024 Events

- Pool Party
- 4th of July Event

Park

Pool

Tennis Court

Communications – E-Newsletter

Board Member Transition

Other Business

Granada Hills Home Owners Association

Balance Sheet

As of June 17, 2024

	TOTAL		
	AS OF JUN 17, 2024	AS OF JUN 17, 2023 (PY)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
1000 Association Cash Balance	89,784.38	92,194.21	-2,409.83
1001 Pool Cash Balance	226.72	2,693.40	-2,466.68
Total Bank Accounts	\$90,011.10	\$94,887.61	\$ -4,876.51
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	\$90,409.71	\$95,286.22	\$ -4,876.51
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	\$110,375.39	\$119,070.90	\$ -8,695.51
LIABILITIES AND EQUITY			
Liabilities			
Total Liabilities			\$0.00
Equity			
3900 Reserves - Association	81,679.65	86,405.93	-4,726.28
Net Income	28,695.74	32,664.97	-3,969.23
Total Equity	\$110,375.39	\$119,070.90	\$ -8,695.51
TOTAL LIABILITIES AND EQUITY	\$110,375.39	\$119,070.90	\$ -8,695.51

Granada Hills Home Owners Association

Comparative Profit and Loss

January 1 - June 17, 2024

	ASSOCIATION			POOL			TOTAL	
	JAN 1 - JUN 17, 2024	JAN 1 - JUN 17, 2023 (PY)	JAN 1 - JUN 17, 2024	JAN 1 - JUN 17, 2024	JAN 1 - JUN 17, 2023 (PY)	JAN 1 - JUN 17, 2024	JAN 1 - JUN 17, 2023 (PY)	
Income								
4010 Annual Dues	32,650.00	32,920.00				\$32,650.00	\$32,920.00	
4020 Pool revenue			22,715.00		24,950.00	\$22,715.00	\$24,950.00	
4024 Pool refundable deposits			100.00		100.00	\$100.00	\$100.00	
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	2,065.00	1,055.00				\$2,065.00	\$1,055.00	
Total Income	\$34,725.00	\$35,410.00	\$22,815.00	\$25,050.00	\$25,050.00	\$57,540.00	\$60,460.00	
GROSS PROFIT	\$34,725.00	\$35,410.00	\$22,815.00	\$25,050.00	\$25,050.00	\$57,540.00	\$60,460.00	
Expenses								
5010 Neighborhood Activities	1,011.89	1,000.90	108.53		129.43	\$1,120.42	\$1,130.33	
5020 Communications	619.74	1,208.65				\$619.74	\$1,208.65	
5030 Park Expenses	2,096.78	1,931.27				\$2,096.78	\$1,931.27	
5040 Tennis Court	20.35	810.23		2,705.03	1,793.62	\$20.35	\$810.23	
5052 Pool Area Maintenance				1,240.00	3,300.00	\$1,240.00	\$3,300.00	
5101 Pool attendants						\$467.03	\$0.00	
5200 Improvements	467.03					\$464.24	\$4,100.00	
5210 Repairs & Maintenance	464.24					\$3,628.24	\$5,368.55	
5221 Cleaning & chemicals			3,628.24		5,368.55	\$839.61	\$0.00	
5230 Supplies	839.61					\$2,814.51	\$1,577.74	
5240 Landscaping	2,814.51	1,577.74				\$38.22	\$0.00	
5421 Website expenses	38.22				29.77	\$0.00	\$29.77	
5570 Security	975.18	975.18				\$975.18	\$975.18	
5572 Portable toilet		565.04				\$0.00	\$565.04	
5590 Professional fees		265.75			265.74	\$6,828.00	\$531.49	
5710 Insurance	3,411.00		3,417.00			\$0.00	\$42.64	
5750 Office Supplies	924.51		2,610.15		1,668.44	\$3,534.66	\$2,502.97	
5770 Utilities	20.00					\$20.00	\$0.00	
5810 Bank Fee	1,432.25	1,442.69				\$1,432.25	\$1,442.69	
5811 PayPal fees		175.78				\$0.00	\$175.78	
5940 Taxes								

Granada Hills Home Owners Association

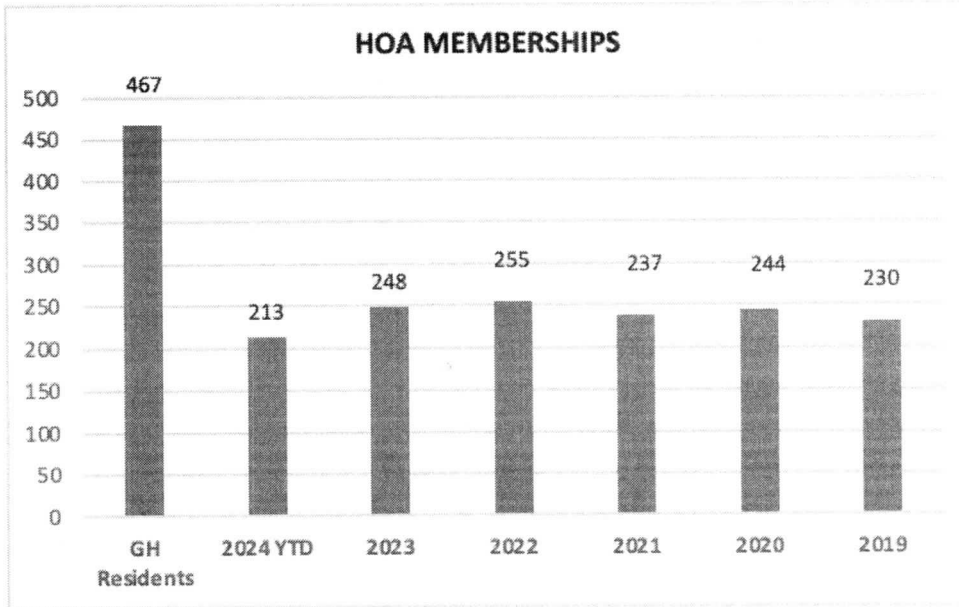
Comparative Profit and Loss

January 1 - June 17, 2024

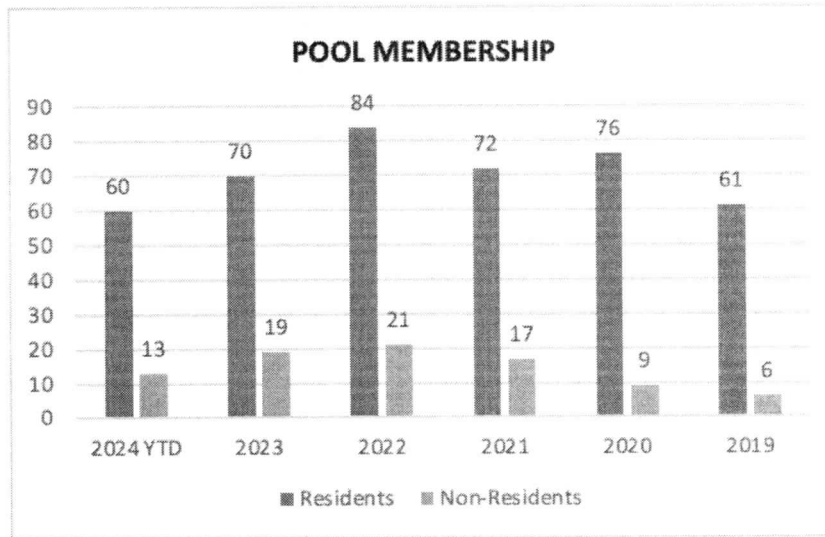
	ASSOCIATION		POOL		TOTAL	
	JAN 1 - JUN 17, 2024	JAN 1 - JUN 17, 2023 (PY)	JAN 1 - JUN 17, 2024	JAN 1 - JUN 17, 2023 (PY)	JAN 1 - JUN 17, 2024	JAN 1 - JUN 17, 2023 (PY)
5944 Licenses				309.08	\$0.00	\$309.08
Total Expenses	\$15,135.31	\$14,930.40	\$13,708.95	\$12,864.63	\$28,844.26	\$27,795.03
NET OPERATING INCOME	\$19,569.69	\$20,479.60	\$9,106.05	\$12,185.37	\$28,695.74	\$32,664.97
NET INCOME	\$19,569.69	\$20,479.60	\$9,106.05	\$12,185.37	\$28,695.74	\$32,664.97

GRANADA HILLS HOA BOARD MEETING

June 17, 2024



	2024 YTD	2023	2022	2021	2020	2019
Dues	\$32,080	\$37,780	\$35,034	\$26,292	\$27,032	\$25,540
Donations	\$2,055	\$1,365	\$2,093			
Raffle		\$320				



	2024 YTD	2023	2022	2021	2020	2019
Residents	\$17,985	\$20,445	\$25,635	\$21,700	\$21,310	\$17,900
Non-Residents	\$4,145	\$8,325	\$9,515	\$6,010	\$3,420	\$1,985
Pool Parties	\$1,075	\$1,775	\$1,925			