

January 9, 2020  
2020 Granada Hills HOA Annual Meeting

The Annual Meeting of Granada Hills HOA was called to order by Eric Brown at 6:43 p.m. at the Still Waters Retreat Center – 9409 Granada Hills Drive.

**Board Members in Attendance:** Eric Brown, Bill Schiller, Leslie Pearson, Rosa Downs, Lisa Cmerek, Scott Budd, Lindsay Chervenak, and Sara Headden.

**Board Member Absent:** Troy Spink

**Homeowners in Attendance:**

Miguel Alvarez, Cheryl Bakhtiari; Gail Belcher, Sergio and Terri Bribiesca, Erika Brown, Lynn Cameron, Linda and Nick Campion, Dottie and Jan Cartwright, Richey Cmerek, Mark Downs, Kia Reinis, Chad Hooten, Ben Jarrett, Mrs. Johansson, Jay Johnson, Melinda Kilian David Macauley, Ryan Mikulenska, David Papas, Betty Patterson, Leslie and Michael Pearson, Stan Powers, Mike and Charlotte Ready, Jennifer Ross, Collette Rush, Mary Smith, Steenstrup, Ed Summers, Mary and Paul Woodruff, and Clay Hudson (by proxy).

**Approval of Minutes:**

Motion was made by Lisa Cmerek, seconded by Bill Schiller to approve the December 3, 2019 minutes. Motion passed unanimously.

**Welcome and Introduction of Board Members:**

Eric Brown welcomed the HOA homeowners in attendance; thanked Lindsay Chervenak for her years of service with the GH HOA Board; gave special thanks to Erica Lindy for serving as our Pool Director; and introduced the Board Members along with their specific roles.

**Financials and Trends 2019:**

Eric Brown presented the 2019 HOA and Pool financial overviews. The HOA was over budget with a loss of \$3,046.99 due to additional accomplishments (see HOA Actions in 2019 below); the pool had a loss of \$27.90; with a combined total asset \$103,065.00. The HOA membership increased at 51%; compared to 45% in 2018; 38% in 2017; and 32% in 2016. Pool memberships increased by 14 families; ABC Commercial is our new pool service company; we hired two neighborhood pool attendants to clean the pool and keep the park clean on a daily basis; the pool building was repaired and painted; the furniture replaced with new cushions added; and electrical systems were upgraded. The pool was approved for re-plastering and upgrade to state code in January 2020, to include new tiles and marking height lines.

**HOA Actions in 2019:**

The HOA provided the following member benefits: curbside bulk pick-up; more family activities, park improvements; electrical upgrades; Generation Swing, Kiddie Kusion, parking lot re-pavement; Little Free Library, GaGa Ball Pit; front entrance landscaping including park landscaping; street lights, and continuing with the Welcome Wagon to promote HOA membership; responding to neighbor complaints; meet with TXDOT re: new neighborhood entrance at El Rey and 290 in respect to the Oak Hill Parkway Project; brush removal; conducting Wildfire inspections; as well as sponsoring the 2<sup>nd</sup> Annual Holiday Market. Scott Budd and Eric Brown are working with TxDOT to preserve as many trees as possible;

create a new entrance sign; and work in a digital sign that's easy to program. Our HOA goal is to ensure something is on paper with TxDot so they are aware of our requests.

**Bylaw Revisions Vote:**

Eric discussed the proposed changes to the GH HOA Bylaws and the reasoning behind each change.

**Motion was made** by Ed Summers, seconded by Gail Belcher to approve all the proposed changes to the GH HOA Bylaws noted in the announcement sent to all GH HOA homeowners. Motion passed unanimously.

**Oak Hill Parkway Discussion:**

Scott Budd presented a slide with the proposed changes at our Granada Hills entrance. Discussion ensued regarding sound walls for homeowners on Phoenix Pass; maintaining as many big trees; right turn restricted so we will not have a light; and front entrance lit sign. Eric Brown and Scott Budd will converse with whomever wins the contract for this 4-year project. The members also discussed the widening of 1826 to 45 with a dedicated turn lane; and possible trail to the new HEB by walking or biking off of Phoenix Pass.

**Neighborhood Goals for 2020:**

Eric Brown noted there is a new resident guidebook on the website; offer member only benefits; HIZ inspections; mail theft; neighborhood wide activities and improvements; poll members re: new entrance design; capital campaigns for cost of new message board by the park AND adding a toilet with outside entrance next to the shed; recruit more board members and social committee volunteers; repairing the pool fence; and keeping the bathroom pool open during the winter for members. If you have an issue with a right of way, call the Travis County TNR (Transportation & Natural Resources).

Cheryl Bakhtiari, a member of Granada Hills, and EMT with the Austin/Travis County EMS, discussed free programs to assist the elderly as well as a brochure on child passenger safety. Vial of Life Project packets (in case of an elderly emergency) were available to the members in attendance.

**Current Events:**

It's My Park Day; Bookmobile; Bulk Junk Drop-off in April; Household Chemical Collection; July 4<sup>th</sup> Parade and Picnic; and movie nights.

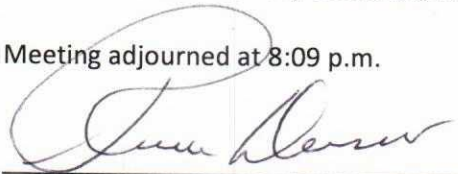
**Board Member Elections:**

Eric noted the need to fill Board vacancies. Nominations from the floor were Ryan Mikulenska and Mary Woodruff; with Eric Brown nominating Troy Spink to remain on Board.

Motion was made by Eric Brown, seconded by Rosa Downs to vote in Ryan Mikulenska, Mary Woodruff, and Troy Spink as our newly elected Board Members. Motion passed unanimously.

Eric Brown thanked Mary Smith and Kia Reanis for the use of Still Waters Retreat Center.

Meeting adjourned at 8:09 p.m.

  
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Rosa Downs, Secretary

2/4/2020  
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Date of Approval