

## Granada HOA Board Meeting Minutes

August 15, 2022

In-person meeting was held at the home of Scott Budd, 9014 El Rey Blvd, Austin, TX and was called to order at 7:13 PM.

Board members in attendance included Scott Budd, Linda Garner, Sara Headden, Jen Martin, Ryan Mikulenska, and Mary Woodruff; not in attendance were Lisa Cmerek, Samantha Hooten and Roy Ribelin. Guest included Erica Lindy (pool) and Emily Lawson (garage sale and youth triathalon)

### Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meetings held on 06/27/2022 was made by Linda Garner, seconded by Sara Headden, and unanimously approved.

### Pool

- 2022 pool memberships are up and it has been a good season ... 107 members - 84 residents / 23 non-residents.
- HOA and Pool Membership Report as of 8/15/2022 was presented for review and discussion. A copy is attached hereto for reference.
- Pool attendants – Nic Pudder is leaving for college and JJ Lindy will take over his position; Alex Angus will continue. The need for a third pool attendant was discussed and it was decided to continue with two attendants through the off-season and re-evaluate the need for a third attendant prior to next summer.
- The pool attendant job description provided by Eric Brown will be used to create a checklist of the required tasks.
- Scott Budd, Ryan Mikulenska and Erica Lindy will hold an orientation and training session with the pool attendants within the next week.
- The board to further discuss and approve the cost of installing a permanent grill in the pool picnic.

### Fall Events

Youth Triathalon - Saturday, 10/1/2022

- Emily Lawson and Rachel Smith are organizing the first Granada Hills Youth Triathalon. There will be three divisions ... Ages 5-7, Ages 8-10, Ages 11-14
- The event is open to children in the Granada Hills neighborhood and their friends.
- Adult volunteers will be needed to monitor corners where the participants will be crossing.
- The Travis County Sheriff's Department to be notified of the event.
- Emily will provide the HOA with a list of any needs they have for the event.

Community Garage Sale – Saturday, 10/8/2022

- Emily Lawson will be out of town on that day but wants to stay on the established annual garage sale schedule of the second Saturday of April and October of each year.
- Volunteers will be needed to help put up and take down the garage sale signs.
- Emily has requested that the HOA put up a sign in park area mid-September to remind residents to begin getting ready for the upcoming garage sale.

Fall Park Workday

- Park Workday to be scheduled this for this fall ... November 5th was discussed.
- Scott Budd to provide the board with a list of projects to be undertaken ... to include winterization of pool area, paint bathrooms and landscape work in the bed under the new Granada Hills sign.
- Will need to solicit a small group of adults (~10) for this workday.

- This event will not be aligned with the Austin Parks Foundation's My Park Day event on 11/5 but the board would like to align the Granada Hills spring park workday with the city's event.

#### Park

- Scott Budd advised that the board approved motion to repave/resurface the pool parking lots has been delayed to the excessive heat.
- Scott Budd is still awaiting a detailed seasonal park maintenance schedule from Homegrown Lawns.

#### Financials

- The following financial reports were presented by Linda Garner for the Board's review and discussion. Copies are attached hereto for reference.
  - Balance Sheet as of 8/15/2022
  - Profit and Loss 1/1/2022 – 8/15/2022
  - Profit and Loss – Comparative 1/1/2022 –8/15/2022
- Jen Martin attended a hearing at the Travis County Appraisal District on the HOA's behalf to protest the appraised value on both the HOA park properties. She was able to successfully get both properties reduced to a HOA adjustment amount of 1% of the value. These amounts will have to be protested every year and Jen has committed to that effort.
- Linda Garner to provide a report on the pool revenue vs expenses.

#### Membership

- A HOA and Pool Membership Report as of 8/15/2022 was presented for review and discussion. A copy is attached hereto for reference.

#### Tennis Court

- Ryan Mikulenska to follow-up with resident who previously indicated some interest in the tennis court coordinator role.
- Ryan Mikulenska will solicit an undated quote for the needed resurfacing of the tennis court and restriping of the tennis court for pickle ball. If the board agrees to move forward with the expense then an email will be sent to residents in an effort to gauge interest.

#### Board Member Recruiting

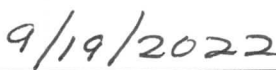
- Now is the time for each board member to begin encouraging residents to consider a HOA board position in 2023. There is going to be need for a leadership role for communications.

#### Adjourned

Meeting was adjourned at 9:24 PM

Minutes prepared by Mary Woodruff, Secretary

  
\_\_\_\_\_  
Mary Woodruff, Secretary

  
\_\_\_\_\_  
Date of Approval

**Granada Hills HOA**  
**Monthly Board Meeting - August 2022**

Date: 8/15/2022

Location: Home of Scott and Gina Budd

Time: 7:00 PM

Call to Order:

Approval of Meeting Minutes

Pool

Financials

Park

Fall HOA Events

- Park Day - 10/15
- Garage Sale - 10/8
- Triathlon - 10/1 8:00 AM
- ?

Tennis Court

Board Member Transition Efforts

Other Business

Adjourn:

# Granada Hills Home Owners Association

## Balance Sheet As of August 15, 2022

	TOTAL		
	AS OF AUG 15, 2022	AS OF DEC 31, 2021 (PP)	CHANGE
<b>ASSETS</b>			
Current Assets			
Bank Accounts			
1000 Association Cash Balance			
1020 Assn Checking- BoA - *3634	75,666.56	34,902.95	40,763.61
1021 (To)From pool acct	-10,382.81	8,540.08	-18,922.89
<b>Total 1000 Association Cash Balance</b>	<b>65,283.75</b>	<b>43,443.03</b>	<b>21,840.72</b>
1001 Pool Cash Balance			
1030 Pool Checking - BoA - *3777	2,690.10	2,973.80	-283.70
1031 (To)From Association acct	10,382.81	-8,540.08	18,922.89
<b>Total 1001 Pool Cash Balance</b>	<b>13,072.91</b>	<b>-5,566.28</b>	<b>18,639.19</b>
<b>Total Bank Accounts</b>	<b>\$78,356.66</b>	<b>\$37,876.75</b>	<b>\$40,479.91</b>
Other Current Assets			
1310 Prepaid sales tax	23.61	25.90	-2.29
1330 Tax Pre Payments/Refunds	724.00	724.00	0.00
<b>Total Other Current Assets</b>	<b>\$747.61</b>	<b>\$749.90</b>	<b>\$ -2.29</b>
<b>Total Current Assets</b>	<b>\$79,104.27</b>	<b>\$38,626.65</b>	<b>\$40,477.62</b>
Fixed Assets			
1590 Land	12,621.00	12,621.00	0.00
Association			
1500 Association Assets	114,846.68	114,846.68	0.00
1600 Accumulated Depreciation - Assn	-105,133.00	-105,133.00	0.00
<b>Total Association</b>	<b>9,713.68</b>	<b>9,713.68</b>	<b>0.00</b>
Pool			
1530 Pool Assets	161,150.00	161,150.00	0.00
1630 Accumulated depreciation - pool	-155,881.00	-155,881.00	0.00
<b>Total Pool</b>	<b>5,269.00</b>	<b>5,269.00</b>	<b>0.00</b>
<b>Total Fixed Assets</b>	<b>\$27,603.68</b>	<b>\$27,603.68</b>	<b>\$0.00</b>
<b>TOTAL ASSETS</b>	<b>\$106,707.95</b>	<b>\$66,230.33</b>	<b>\$40,477.62</b>
<b>LIABILITIES AND EQUITY</b>			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Texas State Comptroller Payable	55.17	52.88	2.29
Tax paid on resale items	-55.17	-52.88	-2.29
<b>Total Texas State Comptroller Payable</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Other Current Liabilities</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Liabilities</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Equity			

# Granada Hills Home Owners Association

## Balance Sheet

As of August 15, 2022

		TOTAL		
	AS OF AUG 15, 2022	AS OF DEC 31, 2021 (PP)	CHANGE	
3900 Reserves - Association	66,501.71	64,379.72	2,121.99	
3910 Reserves - Pool	-271.38	-271.38	0.00	
3920 Allocate Current Net Income	0.00	2,121.99	-2,121.99	
Net Income	40,477.62		40,477.62	
<b>Total Equity</b>	<b>\$106,707.95</b>	<b>\$66,230.33</b>	<b>\$40,477.62</b>	
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$106,707.95</b>	<b>\$66,230.33</b>	<b>\$40,477.62</b>	

# Granada Hills Home Owners Association

## Profit and Loss

January 1 - August 15, 2022

	ASSOCIATION	POOL	TOTAL
<b>Income</b>			
4010 Annual Dues	35,352.00		\$35,352.00
4020 Pool revenue			\$0.00
4021 Pool Membership Fee		34,860.00	\$34,860.00
4022 Pool Rental		1,755.00	\$1,755.00
<b>Total 4020 Pool revenue</b>		<b>36,615.00</b>	<b>\$36,615.00</b>
4025 Tennis Court Rental	980.00		\$980.00
4030 Ad Newsletter	200.00		\$200.00
4040 Donations	1,577.00		\$1,577.00
4044 New Entrance Sign	453.00		\$453.00
<b>Total 4040 Donations</b>	<b>2,030.00</b>		<b>\$2,030.00</b>
4050 Merchandise Sales (Taxable) Sales	37.71	175.00	\$37.71 \$175.00
<b>Total Income</b>	<b>\$38,599.71</b>	<b>\$36,790.00</b>	<b>\$75,389.71</b>
<b>GROSS PROFIT</b>	<b>\$38,599.71</b>	<b>\$36,790.00</b>	<b>\$75,389.71</b>
<b>Expenses</b>			
5010 Neighborhood Activities	123.00		\$123.00
5011 Board Meeting Expenses	304.98		\$304.98
5015 July 4th	610.15		\$610.15
5016 Movie Night	26.10		\$26.10
5017 Welcome Wagon	395.00		\$395.00
5018 Brush and bulk pick up	2,040.91		\$2,040.91
5019 Other	496.79		\$496.79
<b>Total 5010 Neighborhood Activities</b>	<b>3,996.93</b>		<b>\$3,996.93</b>
5020 Communications			\$0.00
5021 Newsletter	1,468.73		\$1,468.73
<b>Total 5020 Communications</b>	<b>1,468.73</b>		<b>\$1,468.73</b>
5030 Park Expenses	68.47		\$68.47
5052 Pool Area Maintenance		341.75	\$341.75
5101 Pool attendants		1,800.00	\$1,800.00
5210 Repairs & Maintenance	336.80	76.98	\$413.78
5221 Cleaning		8,541.12	\$8,541.12
5230 Supplies		1,033.04	\$1,033.04
5240 Landscaping	3,250.26		\$3,250.26
5421 Website expenses	384.28		\$384.28
5570 Security		259.80	\$259.80
5572 Portable toilet	1,181.19		\$1,181.19
5680 Outside Organization Dues	200.00		\$200.00
5710 Insurance	3,035.50	3,041.50	\$6,077.00
5750 Office Supplies	85.28		\$85.28
5770 Utilities			\$0.00
5760 Telephone		536.45	\$536.45
5771 Electric	936.04	1,551.77	\$2,487.81

# Granada Hills Home Owners Association

## Profit and Loss

January 1 - August 15, 2022

	ASSOCIATION	POOL	TOTAL
5773 Water	112.00	941.63	\$1,053.63
<b>Total 5770 Utilities</b>	<b>1,048.04</b>	<b>3,029.85</b>	<b>\$4,077.89</b>
5811 PayPal fees	1,705.80		\$1,705.80
5940 Taxes			\$0.00
5943 Property taxes	0.00	26.77	\$26.77
<b>Total 5940 Taxes</b>	<b>0.00</b>	<b>26.77</b>	<b>\$26.77</b>
<b>Total Expenses</b>	<b>\$16,761.28</b>	<b>\$18,150.81</b>	<b>\$34,912.09</b>
NET OPERATING INCOME	<b>\$21,838.43</b>	<b>\$18,639.19</b>	<b>\$40,477.62</b>
NET INCOME	<b>\$21,838.43</b>	<b>\$18,639.19</b>	<b>\$40,477.62</b>

# Granada Hills Home Owners Association

## Profit and Loss

January 1 - August 15, 2022

	ASSOCIATION			POOL			TOTAL		
	JAN 1 - AUG 15, 2022	JAN 1 - AUG 15, 2021 (PY)	JAN 1 - AUG 15, 2022	JAN 1 - AUG 15, 2022	JAN 1 - AUG 15, 2021 (PY)	JAN 1 - AUG 15, 2022	JAN 1 - AUG 15, 2021 (PY)		
<b>Income</b>									
4010 Annual Dues	35,352.00	25,458.00				\$35,352.00	\$25,458.00		
4011 Next year's dues		120.00				\$0.00	\$120.00		
4020 Pool revenue						\$0.00	\$0.00		
4021 Pool Membership Fee			34,860.00		28,119.00	\$34,860.00	\$28,119.00		
4022 Pool Rental			1,755.00		350.00	\$1,755.00	\$350.00		
<b>Total 4020 Pool revenue</b>			<b>36,615.00</b>		<b>28,469.00</b>	<b>\$36,615.00</b>	<b>\$28,469.00</b>		
4025 Tennis Court Rental	980.00	870.00				\$980.00	\$870.00		
4030 Ad News/letter	200.00	25.00				\$200.00	\$25.00		
4040 Donations	1,577.00	1,532.00			75.00	\$1,577.00	\$1,607.00		
4043 Misc.		360.00				\$0.00	\$360.00		
4044 New Entrance Sign	453.00					\$453.00	\$0.00		
<b>Total 4040 Donations</b>	<b>2,030.00</b>	<b>1,892.00</b>			<b>75.00</b>	<b>\$2,030.00</b>	<b>\$1,967.00</b>		
4050 Merchandise Sales (Taxable)	37.71		175.00			\$37.71	\$0.00		
<b>Total Income</b>	<b>\$38,599.71</b>	<b>\$28,365.00</b>	<b>\$36,790.00</b>		<b>\$28,544.00</b>	<b>\$75,389.71</b>	<b>\$56,909.00</b>		
<b>GROSS PROFIT</b>	<b>\$38,599.71</b>	<b>\$28,365.00</b>	<b>\$36,790.00</b>		<b>\$28,544.00</b>	<b>\$75,389.71</b>	<b>\$56,909.00</b>		
<b>Expenses</b>									
5010 Neighborhood Activities	123.00					\$123.00	\$0.00		
5011 Board Meeting Expenses	304.98	346.50				\$304.98	\$346.50		
5015 July 4th	610.15	457.14				\$610.15	\$457.14		
5016 Movie Night	26.10					\$26.10	\$0.00		
5017 Welcome Wagon	395.00	160.00				\$395.00	\$160.00		
5018 Brush and bulk pick up	2,040.91					\$2,040.91	\$0.00		
5019 Other	496.79					\$496.79	\$0.00		
<b>Total 5010 Neighborhood Activities</b>	<b>3,996.93</b>	<b>963.64</b>				<b>\$3,996.93</b>	<b>\$963.64</b>		
5020 Communications						\$0.00	\$0.00		
5021 Newsletter	1,468.73	768.69				\$1,468.73	\$768.69		
<b>Total 5020 Communications</b>	<b>1,468.73</b>	<b>768.69</b>				<b>\$1,468.73</b>	<b>\$768.69</b>		
5030 Park Expenses	68.47	1,176.65				\$68.47	\$1,176.65		
5052 Pool Area Maintenance			341.75			\$341.75	\$0.00		
5101 Pool attendants			1,800.00		2,550.00	\$1,800.00	\$2,550.00		
5210 Repairs & Maintenance	336.80	1,043.54	76.98		1,349.30	\$413.78	\$2,392.84		
5221 Cleaning			8,541.12		11,538.08	\$8,541.12	\$11,538.08		
5230 Supplies		34.53	1,033.04		620.57	\$1,033.04	\$655.10		



# Granada Hills Home Owners Association

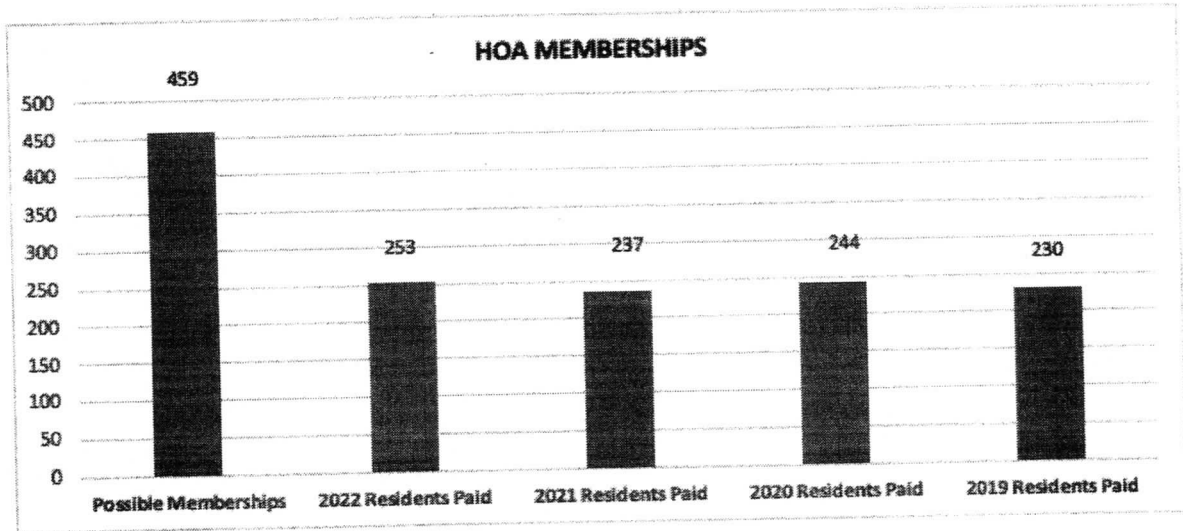
## Profit and Loss

January 1 - August 15, 2022

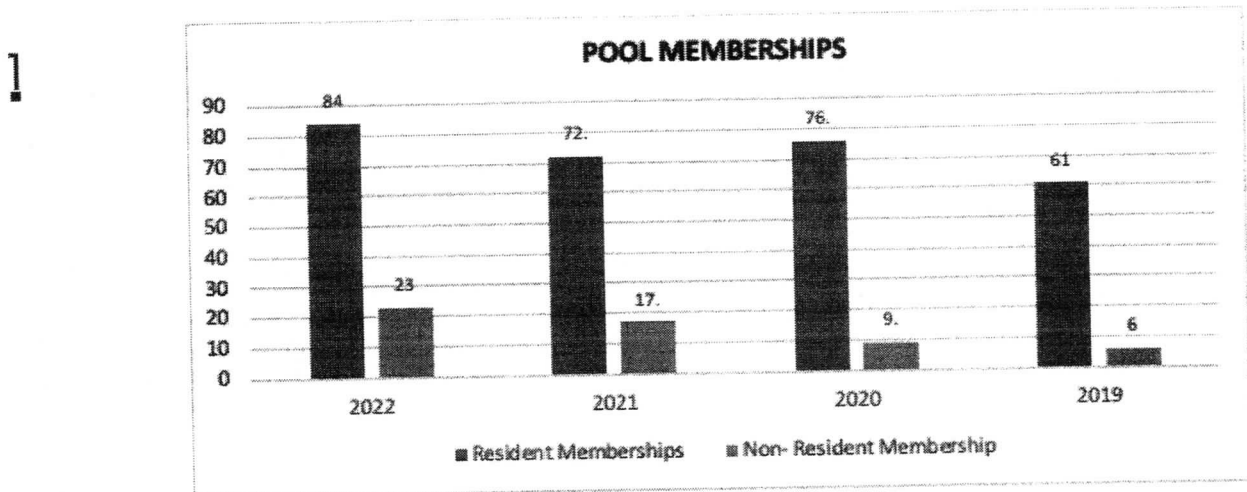
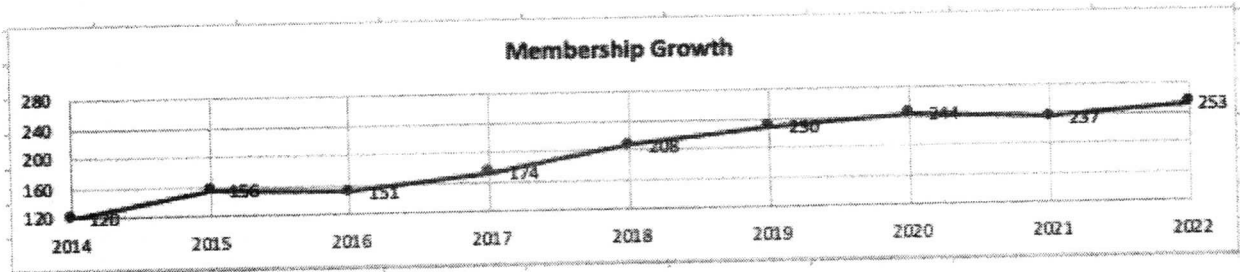
	ASSOCIATION			POOL			TOTAL		
	JAN 1 - AUG 15, 2022	JAN 1 - AUG 15, 2021 (PY)	JAN 1 - AUG 15, 2022	JAN 1 - AUG 15, 2022	JAN 1 - AUG 15, 2021 (PY)	JAN 1 - AUG 15, 2022	JAN 1 - AUG 15, 2021 (PY)	JAN 1 - AUG 15, 2022	JAN 1 - AUG 15, 2021 (PY)
5240 Landscaping	3,250.26		2,447.45			\$3,250.26		\$2,447.45	
5421 Website expenses	384.28					\$384.28		\$0.00	
5570 Security				259.80	575.89	\$259.80	\$575.89	\$575.89	
5572 Portable toilet	1,181.19		726.08			\$1,181.19		\$726.08	
5680 Outside Organization Dues	200.00		175.00			\$200.00		\$175.00	
5710 Insurance	3,035.50		4,100.00	3,041.50	4,106.00	\$6,077.00		\$8,206.00	
5740 Postage and Delivery			11.00			\$0.00		\$11.00	
5750 Office Supplies	85.28		168.65			\$85.28		\$168.65	
5770 Utilities						\$0.00		\$0.00	
5760 Telephone				536.45	549.91	\$536.45		\$549.91	
5771 Electric	936.04		960.49	1,551.77	1,559.33	\$2,487.81		\$2,519.82	
5773 Water	112.00		128.00	941.63	472.38	\$1,053.63		\$600.38	
<b>Total 5770 Utilities</b>	<b>1,048.04</b>		<b>1,088.49</b>	<b>3,029.85</b>	<b>2,581.62</b>	<b>\$4,077.89</b>		<b>\$3,670.11</b>	
5811 PayPal fees	1,705.80		979.64			\$1,705.80		\$979.64	
5940 Taxes						\$0.00		\$0.00	
5943 Property taxes	0.00			26.77		\$26.77		\$0.00	
<b>Total 5940 Taxes</b>	<b>0.00</b>		<b>0.00</b>	<b>26.77</b>	<b>0.00</b>	<b>\$26.77</b>		<b>\$0.00</b>	
5951 Permit			167.89			\$0.00		\$167.89	
<b>Total Expenses</b>	<b>\$16,761.28</b>		<b>\$13,851.25</b>	<b>\$18,150.81</b>	<b>\$23,321.46</b>	<b>\$34,912.09</b>		<b>\$37,172.71</b>	
<b>NET OPERATING INCOME</b>	<b>\$21,838.43</b>		<b>\$14,513.75</b>	<b>\$18,639.19</b>	<b>\$5,222.54</b>	<b>\$40,477.62</b>		<b>\$19,736.29</b>	
<b>NET INCOME</b>	<b>\$21,838.43</b>		<b>\$14,513.75</b>	<b>\$18,639.19</b>	<b>\$5,222.54</b>	<b>\$40,477.62</b>		<b>\$19,736.29</b>	

# GRANADA HILLS HOA BOARD MEETING

August 15, 2022



	2022	2021	2020	2019
<b>Member Dues</b>	\$35,034	\$26,292	\$27,032	\$25,540
<b>Donations</b>	\$2,043			



	2022	2021	2020	2019
<b>Residents</b>	\$25,635	\$21,700	\$21,310	\$17,900
<b>Non-Residents</b>	\$9,515	\$6,010	\$3,420	\$1,985
<b>Pool Parties</b>	\$1,750			