

September 26, 2019
2019 Granada Hills HOA Board Meeting

A meeting of the Board of Directors was called to order by Eric Brown at 7:09 p.m. at the home of Rosa Downs, 7915 El Dorado Drive.

Board Members in Attendance: Eric Brown, Rosa Downs, Lisa Cmerek, Lindsey Chervenak, Bill Schiller, Scott Budd, and Leslie Pearson

Board Members Not in Attendance: Troy Spink and Sara Headden

Member in Attendance: Emily Lawson

Approval of Minutes:

Motion was made by Eric Brown, seconded by Leslie Pearson, to approve the August 27, 2019 minutes. Motion passed unanimously.

Garage Sale Planning:

Emily Lawson discussed the October 12th garage sale with a rain date of October 29th, from 8am-Noon. The garage sale will be posted in the newsletter, front entrance sign, and Next Door. Banner will be posted on Monday with smaller stake signs at the main entrance as well as Gallant Fox. The Board also discussed setting future Garage Sale dates on the 3rd Saturday of March and October.

Treasurer's Report:

Leslie Pearson reported HOA expenses are in line with budgeted amount and we are under budget on revenue. The pool is close to hitting revenue and \$525 under budget. The pool attendant was not included in the budget; and the insurance was more than expected. The Board discussed the need to get a declaration page in order to do a cost comparison with two other insurance brokers.

The Board discussed managing the cost of bulk pick up for paid homeowners; pool items to be done this winter; landscaping; and sprucing up the front entrance. Also discussed where are we headed with the ultimate replacement at the front entrance since TxDOT will not give us anything other than the land; and introduce a cost framework to the members in January. Will need to hire someone for a schematic; send to Epi Gonzalez stating this is what the HOA wants; create an item sheet of what we need; some will be solved next year and some the subsequent year. Scott Budd to produce the item list; cost to get illustrations; cost to present; and the need to get ahead with TxDOT. Also discussed budgeting for a radar sign. The less expensive option is one that they install and we maintain. Scott Budd will meet with Andre next week to discuss and present his findings to the Board in October.

Pool Committee Update:

Eric Brown presented four bids for re-plastering and repairing the pool (Creative Pools and Patio; ABC Home and Commercial Services; Master Pools of Austin; and Paradise Pool). Paradise Pool in Lakeway had the most comprehensive bid @ \$28,429. The Board discussed making the repairs and re-plastering before the end of the year and before the price increase of 5-10% at the beginning of the year.

The Board also discussed discontinuing ABC as of mid-October and keep pool attendant function. Eric will meet with Paradise Pool to discuss repair of leaky skimmer and repairs to be added. Also, starting October 1st, we will have two pool attendants: Alexander Angus and Nicholas Pudder. Bill Schiller will

meet with them regarding pool responsibilities; walk the park; pick up trash and put out the trash bags. Waste Connections is done for the season. Call Bill Schiller if you see any pool issues; and Eric Brown for park issues.

Vice President's Report (presented by Eric Brown):

The new Baylor Scott & White on Hwy. 290 is getting close to completion. Regarding the homeless, it's still ongoing. The City of Austin is requesting all neighborhood board's position on the homeless ordinance. OHAN will meet with the City Manager for a short discussion on South Austin needs with all comments taken consideration. Granada Hills HOA provided the following comments:

1. Pass an ordinance requiring landowners (like Seton SW) to landscape/maintain their "wild" properties in a way that discourages homeless camps, and therefore also diminishes the chances of wildfires;
2. Enact policies that discourage camping and loitering but that encourage the use and creation of shelters and recovery spots like the Community First Village), etc.;
3. Provide support and funding for The Other Ones Foundation; and
4. Request that the COA and TxDOT clear out overgrown right of ways.

A CapMetro representative was at the OHAN meeting to survey community opinion on local point of view on public transportation and proposed HOV lanes. Also, there will be a transit station scheduled for Oak Hill at the ACC Campus.

Scott Budd will reach out to Epi Gonzalez and Michelle and request ask they send out a crew to test the heat cameras at the front entrance (i.e., something may be wrong with the camera re: switching lights).

Eric Brown reported complaints of homeowners not maintaining their yards as well as a barking dog issue. Eric's course of action is to send a letter to the homeowners regarding their respective yards; and if no action is taken, then the Board will get the County involved. Eric met with the property manager of the renter and his barking dog. Mediation was held two weeks ago to resolve this issue.

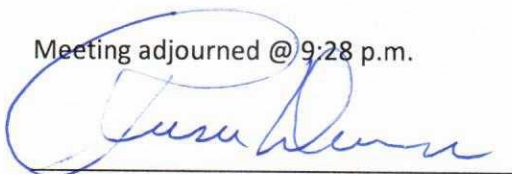
President's Report:

Eric Brown informed the Board that Bryan Pudder has come up with a couple of ideas to send to TxDOT illustrating the new front entrance design. Also, Eric has been working with Travis County since April regarding the speed limit in our neighborhood. The statutory speed limit is 30mph; with Granada Hills Drive at 25mph. Due to mail theft reported in our neighborhood, we should all check our mail daily and encourage our neighbors to leave porch lights on to help prevent mail theft.

Fall Events Notes:

October 12th Garage Sale
October 26th Trunk or Treat
November 16th Craft Fair
December 14th Bonfire

Meeting adjourned @ 9:28 p.m.



Rosa Downs, Secretary

11/4/19

Date of Approval