

Granada HOA Board Meeting Minutes

April 18, 2022

In-person meeting was held at the home of Scott Budd, 9014 El Rey Blvd, Austin, TX and was called to order at 7:10 PM.

Board members in attendance included Scott Budd, Lisa Cmerek, Sara Headden, Jen Martin, Ryan Mikulenka, Roy Ribelin and Mary Woodruff; not attending were Linda Garner and Samantha Hooten. Also in attendance was Eric Brown.

Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meetings held on 03/21/2022 was made by Jen Martin, seconded by Lisa Cmerek and unanimously approved.

HOA Resident/Committee Member – Eric Brown

- Bulk Junk Collection – Available for current HOA members is scheduled for Saturday, 05/14/2022 from 9 am until 12 noon at the upper Granada Park parking lot. The HOA will be providing dumpsters and volunteers to help residents unload one car/truck load or small trailer per household; no limit on anything metal; no tree limbs or brush. Arrangements have been made with a local vendor to provide 30cf dumpsters on demand as needed. This homeowner event will be promoted on NextDoor, in the next monthly member email and on Facebook.

MOTION TO APPROVE up to \$3,000 for the expense of up to five dumpsters was made by Roy Ribelin, seconded by Ryan Mikulenka and unanimously approved. It was also agreed that if additional dumpsters beyond the five approved are needed based on the demand that day and the potential collection of additional membership dues that day, this amount can be increased by the approval of the board members volunteering at the event that day.

- Oak Hill Parkway Update - Candelaria Drive is partially closed for waterline installation this week. Trees that were saved along the median (between Candelaria and construction area) are being cleared for the utility easement. CRC has agreed to install a new water meter for the future neighborhood entrance sign during the water line work that will happen along El Rey Blvd and Candelaria. The city water line has to be moved from underneath the existing Candelaria Dr to along the new route through the vacant lot. CRC has also been asked by the HOA (from resident requests) to conduct traffic studies on Adobe Trail and Putt Road so that the HOA and TXDOT will have data on use before, during, and after major details and road work. Awaiting a response. CRC continues to communicate well and be helpful.
- FireWise Program - Travis County continues under a burn ban and much of Texas is in a severe drought. Regular NextDoor posts and member emails continue to encourage residents to learn more about how to protect their homes. Travis County is holding a free Home Ignition Zone (HIZA) inspector training with food on April 30th, 10am, at the Travis Country HOA Pavilion. So far, GH is sending 3 volunteers...more are requested. HOA has requested funding from Travis County to remove brush for the neighborhood or providing the service themselves. Commissioner Howard's office is working on a solution I've been advised by her staff. If not, there are Federal grants available through the Texas Forest Service that the HOA can begin applying for starting later this summer.
- Granada Creek - In late 2019 the GH neighborhood, after concerns voiced by creek side property owners, made a request for flood control mitigation and brush and snag mitigation along the creek

that flows through our area (officially Slaughter Creek Tributary #7) through Commissioner Daugherty. After several years lost in the county bureaucracy, I was able to get an update on the progress recently. Bond money request is not an option as the creek is in a drainage easement and it is not in right-of-way thus not in the realm of County Bond money. I did ask if there was any County, State, or Federal money for homeowners along a creek for brush control. Still awaiting an answer.

- Granada Ridge Apartments - After a large email chain from Candelaria and La Cima Circle residents hit my inbox, I spoke with both the County and the construction administrators, LJA Engineering, and found out that Travis County has issued the permit for clearing but have yet to issue the final construction permit. The delay is bureaucratic and not related to any site/construction plan revisions as the City of Austin **has approved** the main permit. Thus, tree removal, clearing, and mulching will continue, but nothing else will be happening until Travis County issues the development permit. There is no lighting plan required due to the project's location in the ETJ, but I contacted the contractor (CIP Construction out of North Carolina) and asked them about lighting considerations for adjacent GH properties and what they are willing to design or modify. They were receptive and made note of the concern and will alert the design team of neighbors' interest. There is not a finalized lighting plan as of present.
- Google Fiber was asked about taking advantage of all the utility work associated with the Oak Hill Parkway, but declined, stating that "Your community is not currently in our near term expansion plans, but we are always interested in hearing where there is interest. We will evaluate and take the interest into consideration as we continue to forecast areas of expansion."

Financials

- The following financial reports were presented for the Board's review and discussion. Copies are attached hereto for reference.
 - Balance Sheet as of 4/18/2022
 - Profit and Loss 1/1/2022 – 4/18/2022
 - Profit and Loss – Comparative 1/1/2022 – 4/18/2022

Membership

- A HOA and Pool Membership Report as of 4/18/2022 was presented for review and discussion. A copy is attached hereto for reference.
- Action Item: Sara Headden will include all 2021 members in the communication going out to 2022 members regarding the upcoming bulk trash event to encourage those who have not already joined to send in their membership dues.
- Action Item: Roy Ribelin will provide flyers at the home of all residents who have not yet joined the HOA for 2022.

Pool

- The HOA will host an open swim event for all Granada Hills residents on Sunday, 5/1/2022 to encourage membership. HOA Board members will be at the pool between 12:00 and 4:00 to collect HOA membership dues and pool fees. Snacks will be provided.

Tennis Court

- As a prior action item Scott Budd was to solicit updated proposals for needed maintenance on the tennis courts as well as striping for pickle ball. After further inspection it has been determined that repairs to the tennis court are not needed at this time. It was, however, determined that the lighting systems needs repairs.

- Action Item: Scott Budd, Ryan Mikulenska and Eric Brown will move forward to determine what options are available for an upgraded lighting system that includes LED lighting for the board's further consideration
- Action Item: Scott Budd will have a new sign for the tennis courts made which notes the rules and how to access the courts.

It's My Park Day – March 26th

- This homeowner event was a huge success and there were 50-60 participants.
- It has been determined that the asphalt parking lots need to be resealed; the approximate cost is \$1,500-\$2,000. This will move forward as an action item after the bulk trash collection on 5/14/2022.

Other Business

- The restored 'Granada Hills' sign was repurposed into a structure designed, donated and built by Roy Ribelin at the southwest corner of El Rey and Espanola. The response from the neighborhood has been very positive.

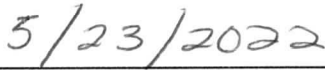
Adjourned

Meeting was adjourned at 8:45PM

Minutes prepared by Mary Woodruff, Secretary



Mary Woodruff, Secretary



Date of Approval

Granada Hills Homeowner's Association Monthly Meeting

Date: 4.18.2022

Call to Order

Approval of Minutes

HOA Resident/Committee Member - Comments/Questions

Financials

Membership

Pool/Open Swim - May 1st, 2022

Tennis

Park

Adjourn:

Granada Hills Home Owners Association
Balance Sheet
As of April 18, 2022

	Total		
	As of Apr 18, 2022	As of Dec 31, 2021	Change
ASSETS			
Current Assets			
Bank Accounts			
1000 Association Cash Balance			0.00
1020 Assn Checking- BoA - *3634	50,180.13	34,902.95	15,277.18
1021 (To)From pool acct	8,396.30	8,540.08	-143.78
Total 1000 Association Cash Balance	\$ 58,576.43	\$ 43,443.03	\$ 15,133.40
1001 Pool Cash Balance			0.00
1030 Pool Checking - BoA - *3777	3,510.75	2,973.80	536.95
1031 (To)From Association acct	-8,396.30	-8,540.08	143.78
Total 1001 Pool Cash Balance	-\$ 4,885.55	-\$ 5,566.28	\$ 680.73
Total Bank Accounts	\$ 53,690.88	\$ 37,876.75	\$ 15,814.13
Other Current Assets			
1310 Prepaid sales tax	23.61	25.90	-2.29
1330 Tax Pre Payments/Refunds	724.00	724.00	0.00
Total Other Current Assets	\$ 747.61	\$ 749.90	-\$ 2.29
Total Current Assets	\$ 54,438.49	\$ 38,626.65	\$ 15,811.84
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
Total Association	\$ 9,713.68	\$ 9,713.68	\$ 0.00
Pool			
1530 Pool Assets	161,150.00	161,150.00	0.00
1630 Accumulated depreciation - pool	-155,881.00	-155,881.00	0.00
Total Pool	\$ 5,269.00	\$ 5,269.00	\$ 0.00
Total Fixed Assets	\$ 27,603.68	\$ 27,603.68	\$ 0.00
TOTAL ASSETS	\$ 82,042.17	\$ 66,230.33	\$ 15,811.84
LIABILITIES AND EQUITY			
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
Total Texas State Comptroller Payable	\$ 0.00	\$ 0.00	\$ 0.00
Total Other Current Liabilities	\$ 0.00	\$ 0.00	\$ 0.00
Total Current Liabilities	\$ 0.00	\$ 0.00	\$ 0.00
Total Liabilities	\$ 0.00	\$ 0.00	\$ 0.00
Equity			
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	15,811.84		15,811.84
Total Equity	\$ 82,042.17	\$ 66,230.33	\$ 15,811.84
TOTAL LIABILITIES AND EQUITY	\$ 82,042.17	\$ 66,230.33	\$ 15,811.84

Granada Hills Home Owners Association
Profit and Loss
January 1 - April 18, 2022

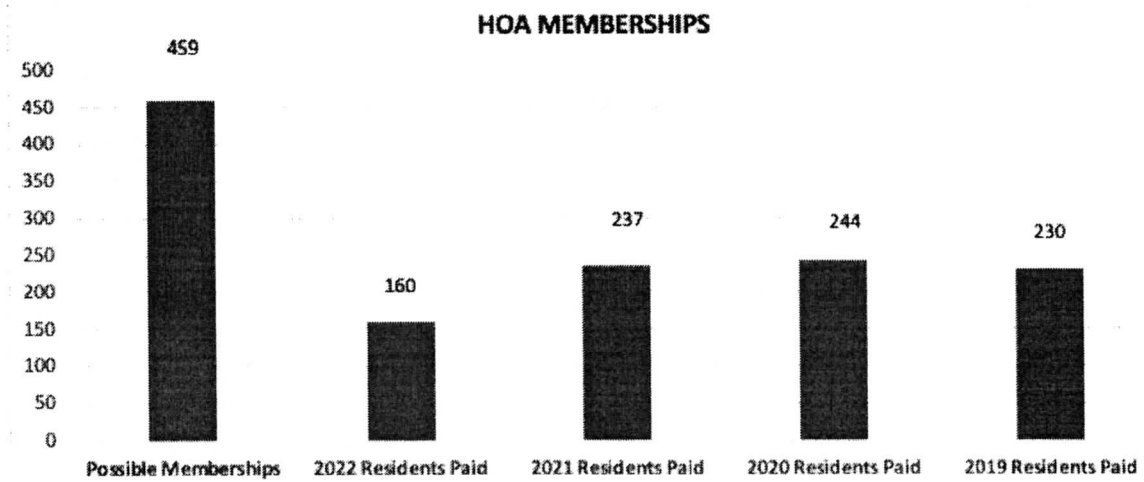
	Association	Pool	TOTAL
Income			
4010 Annual Dues	17,376.00		17,376.00
4020 Pool revenue			0.00
4021 Pool Membership Fee		6,460.00	6,460.00
Total 4020 Pool revenue	\$ 0.00	\$ 6,460.00	\$ 6,460.00
4030 Ad Newsletter	200.00		200.00
4040 Donations	1,257.00		1,257.00
4044 New Entrance Sign	328.00		328.00
Total 4040 Donations	\$ 1,585.00	\$ 0.00	\$ 1,585.00
4050 Merchandise Sales (Taxable)	37.71		37.71
Total Income	\$ 19,198.71	\$ 6,460.00	\$ 25,658.71
Gross Profit	\$ 19,198.71	\$ 6,460.00	\$ 25,658.71
Expenses			
1990 Suspense	0.00		0.00
5010 Neighborhood Activities	123.00		123.00
5011 Board Meeting Expenses	222.26		222.26
5019 Other	207.01		207.01
Total 5010 Neighborhood Activities	\$ 552.27	\$ 0.00	\$ 552.27
5020 Communications			0.00
5021 Newsletter	607.37		607.37
Total 5020 Communications	\$ 607.37	\$ 0.00	\$ 607.37
5030 Park Expenses	68.47		68.47
5101 Pool attendants		300.00	300.00
5220 Subcontracted services	300.00		300.00
5221 Cleaning		2,351.59	2,351.59
5230 Supplies		1,033.04	1,033.04
5240 Landscaping	884.94		884.94
5570 Security		129.90	129.90
5572 Portable toilet	416.16		416.16
5680 Outside Organization Dues	200.00		200.00
5770 Utilities			0.00
5760 Telephone		235.56	235.56
5771 Electric	410.51	816.00	1,226.51
5773 Water	64.00	522.76	586.76
Total 5770 Utilities	\$ 474.51	\$ 1,574.32	\$ 2,048.83
5811 PayPal fees	510.28		510.28
5940 Taxes			0.00
5943 Property taxes	49.02	395.00	444.02
Total 5940 Taxes	\$ 49.02	\$ 395.00	\$ 444.02
Total Expenses	\$ 4,063.02	\$ 5,783.85	\$ 9,846.87
Net Operating Income	\$ 15,135.69	\$ 676.15	\$ 15,811.84
Net Income	\$ 15,135.69	\$ 676.15	\$ 15,811.84

Granada Hills Home Owners Association
Profit and Loss
 January 1 - April 18, 2022

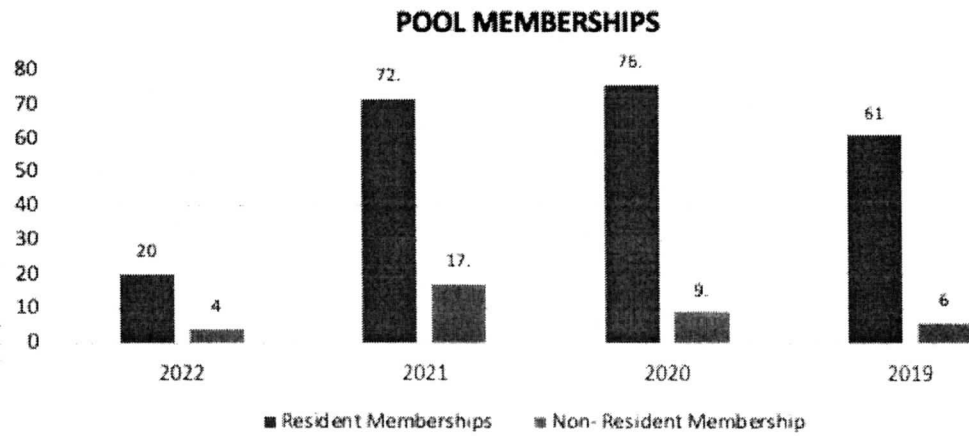
	Association		Pool		TOTAL	
	Jan 1 - Apr 18, 2022	Jan 1 - Apr 18, 2021	Jan 1 - Apr 18, 2022	Jan 1 - Apr 18, 2021	Jan 1 - Apr 18, 2022	Jan 1 - Apr 18, 2021
Income						
4010 Annual Dues	17,376.00	20,490.00			17,376.00	20,490.00
4020 Pool revenue					0.00	0.00
4021 Pool Membership Fee			6,460.00	935.00	6,460.00	935.00
Total 4020 Pool revenue	\$ 0.00	\$ 0.00	\$ 6,460.00	\$ 935.00	\$ 6,460.00	\$ 935.00
4030 Ad Newsletter	200.00				200.00	0.00
4040 Donations	1,257.00	1,532.00		50.00	1,257.00	1,582.00
4043 Misc.		240.00			0.00	240.00
4044 New Entrance Sign	328.00				328.00	0.00
Total 4040 Donations	\$ 1,585.00	\$ 1,772.00	\$ 0.00	\$ 50.00	\$ 1,585.00	\$ 1,822.00
4050 Merchandise Sales (Taxable)	37.71				37.71	0.00
Total Income	\$ 19,198.71	\$ 22,262.00	\$ 6,460.00	\$ 985.00	\$ 25,658.71	\$ 23,247.00
Gross Profit	\$ 19,198.71	\$ 22,262.00	\$ 6,460.00	\$ 985.00	\$ 25,658.71	\$ 23,247.00
Expenses						
5010 Neighborhood Activities	123.00				123.00	0.00
5011 Board Meeting Expenses	222.26	346.50			222.26	346.50
5017 Welcome Wagon		160.00			0.00	160.00
5019 Other	207.01				207.01	0.00
Total 5010 Neighborhood Activities	\$ 552.27	\$ 506.50	\$ 0.00	\$ 0.00	\$ 552.27	\$ 506.50
5020 Communications					0.00	0.00
5021 Newsletter	607.37	432.43			607.37	432.43
Total 5020 Communications	\$ 607.37	\$ 432.43	\$ 0.00	\$ 0.00	\$ 607.37	\$ 432.43
5030 Park Expenses	68.47	1,031.65			68.47	1,031.65
5101 Pool attendants			300.00	1,155.00	300.00	1,155.00
5210 Repairs & Maintenance		1,043.54		46.49	0.00	1,090.03
5220 Subcontracted services	300.00				300.00	0.00
5221 Cleaning			2,351.59	5,379.06	2,351.59	5,379.06
5230 Supplies		34.53	1,033.04	9.73	1,033.04	44.26
5240 Landscaping	884.94	1,151.16			884.94	1,151.16
5570 Security			129.90	103.92	129.90	103.92
5572 Portable toilet	416.16				416.16	0.00
5680 Outside Organization Dues	200.00	175.00			200.00	175.00
5710 Insurance		1,047.00		1,047.00	0.00	2,094.00
5740 Postage and Delivery		11.00			0.00	11.00
5750 Office Supplies		128.78			0.00	128.78
5770 Utilities					0.00	0.00
5760 Telephone			235.56	232.91	235.56	232.91
5771 Electric	410.51	424.20	816.00	753.93	1,226.51	1,178.13
5773 Water	64.00	64.00	522.76	201.11	586.76	265.11
Total 5770 Utilities	\$ 474.51	\$ 488.20	\$ 1,574.32	\$ 1,187.95	\$ 2,048.83	\$ 1,676.15
5811 PayPal fees	510.28	307.42			510.28	307.42
5940 Taxes					0.00	0.00
5943 Property taxes	49.02		395.00		444.02	0.00
Total 5940 Taxes	\$ 49.02	\$ 0.00	\$ 395.00	\$ 0.00	\$ 444.02	\$ 0.00
5951 Permit		167.89			0.00	167.89
Total Expenses	\$ 4,063.02	\$ 6,525.10	\$ 5,783.85	\$ 8,929.15	\$ 9,846.87	\$ 15,454.25
Net Operating income	\$ 15,135.69	\$ 15,736.90	\$ 676.15	\$ 7,944.15	\$ 15,811.84	\$ 7,792.75
Net Income	\$ 15,135.69	\$ 15,736.90	\$ 676.15	\$ 7,944.15	\$ 15,811.84	\$ 7,792.75

**GRANADA HILLS HOA
BOARD MEETING**

April 18, 2022



	2022	2021	2020	2019
Member Dues	\$20,340	\$26,292	\$27,032	\$25,540
Donations	\$1,763			



	2022	2021	2020	2019
Residents	\$6,280	\$21,700	\$21,310	\$17,900
Non-Residents	\$1,700	\$6,010	\$3,420	\$1,985