

Granada HOA Board Meeting Minutes

October 25, 2021

Meeting held at the home of Scott Budd, 9014 El Rey Blvd, Austin, TX 78737 and began at 7:08 PM.

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

HOA and Pool Membership (Linda Garner)

- HOA and Pool Membership report as of 10/25/2021 presented and attached for reference.
- Anticipate pool account being in the red by the end of year.
- Discussion regarding seasonal pricing for pool maintenance
- ACTION ITEM:
 - ⇒ Consult with Eric Brown re current pool service arrangement and the possibility of lowering off-season service

Approval of Minutes (Ryan Mikulenska)

- MOTION TO APPROVE the minutes of the HOA Board Meeting held on September 27, 2021 was made by Linda Garner, seconded by Scott Budd and unanimously approved.
- MOTION TO APPROVE a quote from Stalker Radar for the purchase of a radar feedback sign on El Rey Blvd was approved via email on 10/7/2021; the request was presented by Eric Brown, motion made by Jenn Martin, seconded by Sara Headden and unanimously approved.

Treasurer Report (Linda Garner)

- No financial reports presented.

Tennis Court (Ryan Mikulenska)

- The tennis court is reserved for the evening of Saturday, 10/30/21 for a Neighborhood Movie Night.
- After further review of available tennis court benches, it has been determined that the previous board approved amount of \$300 is not adequate to purchase two long-life quality benches.
- MOTION TO APPROVE the purchase of two tennis court benches for the amount not to exceed \$500 was made by Scott Budd, seconded by Linda Garner and unanimously approved.
- ACTION ITEM:
 - ⇒ Scott Budd to request an updated quote for the sealing of cracks/winterizing and restriping of the tennis court. Subsequent approval of the expense to be requested via email prior to the next board meeting.

Entry Monument (Ryan Mikulenska & Scott Budd)

- To be addresses during the Colorado River Constructors "Zoom" meeting on November 10, 2021.
- ACTION ITEM:
 - ⇒ A memo of understanding with CRC / TXDOT needs to be finalized prior to the 2022 Annual Homeowners Meeting.

Kids Art Contest (Ryan Mikulenska)

- Entries presented for judging by the board. Winner will be featured on the cover of the calendar and all other used.

Fall Holiday Craft Fair (Ryan Mikulenska)

- There 28 vendors registered to participate.

Membership Dues (Ryan Mikulenska)

- The board began discussion of the need for an increase in membership dues and pool membership in 2022. To be reviewed further in upcoming board meeting based on 2021 actual expenses and assumption of membership.
- The amount of the annual dues is addressed in Article VIII of the by-laws. Any revision to the by-laws must be adopted by majority of the members present at the regular meeting and written notice is required at least 10 days prior to meeting.
- Scott Budd advises that he received a budget estimate of \$12-\$15K to update and move our website to WordPress; moving into a fully functional/integrated site would be significantly more.
- ACTION ITEM:
 - ⇒ Ryan Mikuleka will investigate the possibility of revising the by-laws to outline that the board dues can be raised at the discretion of the board.
 - ⇒ Ryan Mikulenska to contact Stillwater Retreat regarding annual homeowners meeting on Wednesday.
 - ⇒ Mary Woodruff and Linda Garner to work on defining a streamlined membership tracking process and the needs for an automated system.

Travis County Appraisal District (Eric Brown)

- On behalf of the homeowner's association, Patrick Brown, a property tax consultant, met with TCAD on 10/25/2021 to protest the 2021 appraised value. The property was valued at \$229K and he was able to get the valuation reduced to \$21,600, a 91% reduction in value.
- NOTE: A Motion to Approve the engagement of Patrick Brown, Real Estate Consultant Inc. to assist with the Travis County Appraisal District protest was approved on 9/12/2021.

Oak Hill Parkway (Eric Brown)

- The Neighborhood-wide "Zoom" meeting addressing the OHP project with CRC and TxDOT staff is scheduled for Wednesday, 11/10/2021 at 7pm. Eric Brown will provide the meeting link in November and asked Sara Headden to send out a member email that week with meeting details and the web link.
- The 3 cedar beams salvaged from the front entry are at the pool awaiting a decision by the Board on a new neighborhood sign at the park.

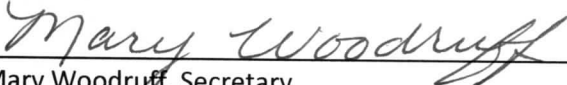
Radar Sign (Eric Brown)

- Ryan Mikulenska has sent a check to Travis County for our El Rey sign permit recording fees so the actual permit to install will be forthcoming. Ryan will submit payment to Stalker Radar for the radar sign.
- The radar control sign will be shipped directly to the installation contractor (Austin Traffic and Signal) who should receiving the equipment (barring supply-chain issues!) in the next 4-6 weeks and will then schedule installation.
- ACTION ITEM:
 - ⇒ Ryan Mikuleka will confirm with Stalker Radar the means of payment.


Adjourned

Meeting was adjourned at 8:40 PM

Minutes prepared by Mary Woodruff



Mary Woodruff, Secretary



Date of Approval

Granada Hills Homeowner's Association
Monthly Board Meeting

Date: October 25, 2021
Time: 7:00 p.m.
Location: Home of Scott Budd

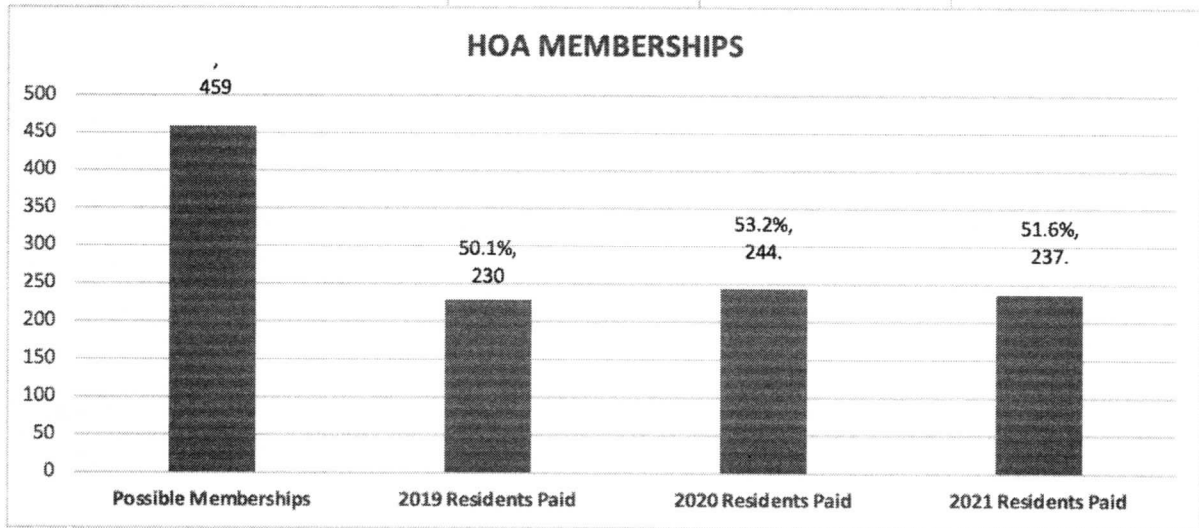
AGENDA

Call to Order:

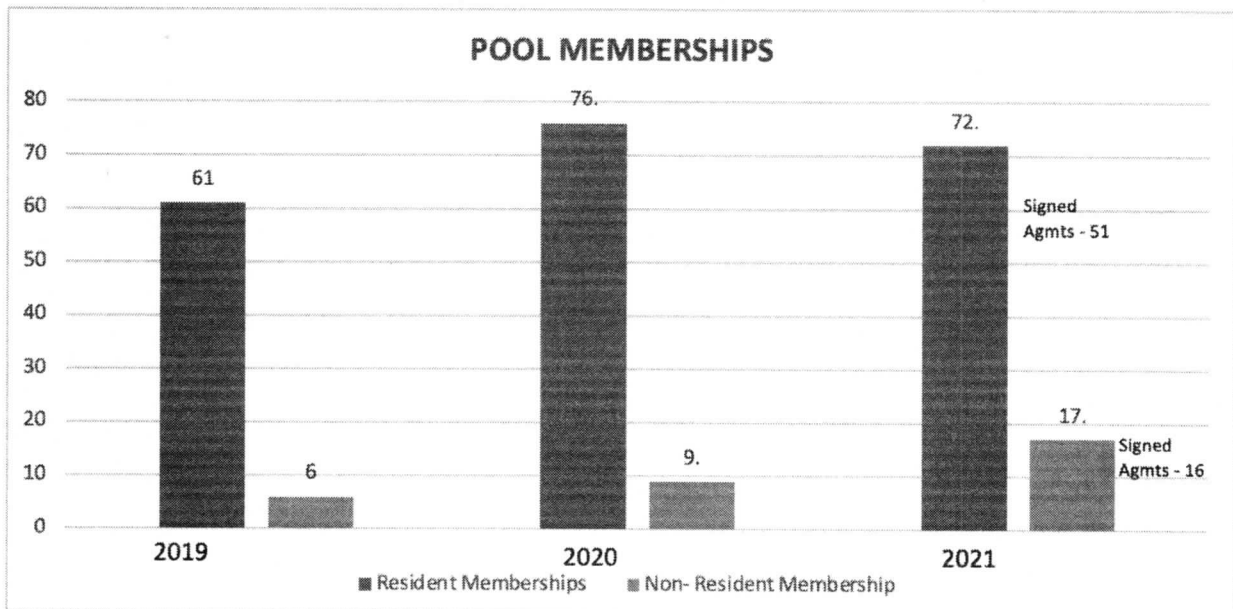
HOA and Pool Membership Report
Meeting Minutes
Treasurer's Report
Tennis Court
Entry Monument
Kids' Art Contest Voting
Fall Holiday Craft Fair
Membership Dues
Oak Hill Parkway - 11/10/21 Zoom call at 7:00 PM
Radar Sign
Other Business

Adjourn:

HOA and Pool Membership Report October 25, 2021



2019	2020	2021
\$25,540	\$27,032	\$26,292



2019	2020	2021
\$17,900	\$21,310	\$21,700
\$1,985	\$3,420	\$6,010