

Granada HOA Board Meeting Minutes

March 20, 2023

In-person meeting was held at the home of Scott Budd, 9014 El Rey Blvd, Austin, TX and was called to order at 7:05 PM.

Board members in attendance were Scott Budd, Lisa Cmerek, Sara Headden, Jen Martin, Ryan Mikulenska, Roy Ribelin, Mary Woodruff; not attending were, Linda Garner. Resident guest was Linda Wendland.

Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meetings held on 12/16/2022 and the Annual HOA Meeting held on 02/27/2023 was made by Lisa Cmerek, seconded by Ryan Mikulenska and unanimously approved.

Resident Comments

- Linda Wendland - 8003 Espanola Tr who lives next to pool addressed two issues.
 - 1) She advises that the tennis court lights shine into her bedroom and the early morning tennis players disturb her sleep when the lights are turned on at 6:00 AM. She would like the HOA to change the hours of the tennis courts. MOTION TO APPROVE a change of the tennis court hours from 6:00 AM to 7:00 AM was made by Ryan Mikulenska, seconded by Sara Headden and unanimously approved.
 - 2) She advises that the motion detector light at the pool gate entrance disrupts her sleep when it comes on during the night. She asks that the light be redirected or shielded away from her property. Scott Budd will reach out to an electrician regarding having the light shielded/redirected and the motion sensor checked.

Financials

- The following financial reports were provided by Linda Garner/ Lisa Cmerek. Copies are attached hereto for reference.
 - Balance Sheet as of 03/20/23
 - Profit and Loss 1/1/23 – 03/20/23

Membership Updates

- A HOA Membership Report as of 03/20/23 was presented for review and discussion. A copy is attached hereto for reference.

Ice Storm Event

- Cleanup is progressing.

2023 Events

- Easter Celebration is Sunday, April 2nd. Roxy Escobedo has volunteered to coordinate the event and Roy Ribelin will assist her in the planning, preparation and day of the event.

Park

- My Park Day scheduled is scheduled for 04/15/23. Scott Budd will have a project list for that day.

Pool

- A question from Erika Lindy was presented as to whether or not to allow paid members access to the pool prior to the official May opening date. Scott Budd will confirm with the pool service company if any additional service is required for the pool to be ready for guests before May 1st.

Tennis Court

- The HOA has purchased a temporary setup for pickle ball play.

Board Member Transition

- The board continues to discuss the need to recruit residents to serve on the HOA board.

Committee Updates

- No updates

Other Business

- Sara Headden will reach out to resident John Serrao regarding his interest in volunteering to update the HOA's website.
- Discussion regarding a HOA Board 'meet & greet' with residents.

Adjourned

Meeting was adjourned at 9:00 PM

Minutes prepared by Mary Woodruff, Secretary

Mary Woodruff
Mary Woodruff, Secretary

April 17, 2023
Date of Approval

Granada Hills HOA

Monthly Board Meeting Agenda – March 2023

3.20.2023 – 7:00 PM – @ Scott and Gina Budd's House

Call to Order

Approval of Meeting Minutes

Resident Comments

Financials

Membership Update

Ice Storm Event

- Board Response
- Action Items

2023 Events

- Easter- April 2nd

Park

- It's My Park Day April 15th
- Cleanup Efforts

Pool

Tennis Court

Committee Updates

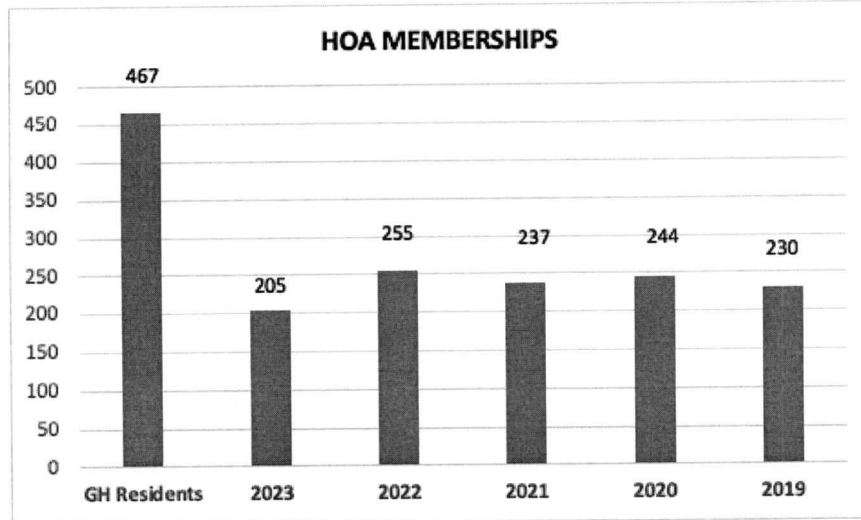
Board Member Transition

Annual Meeting Recap

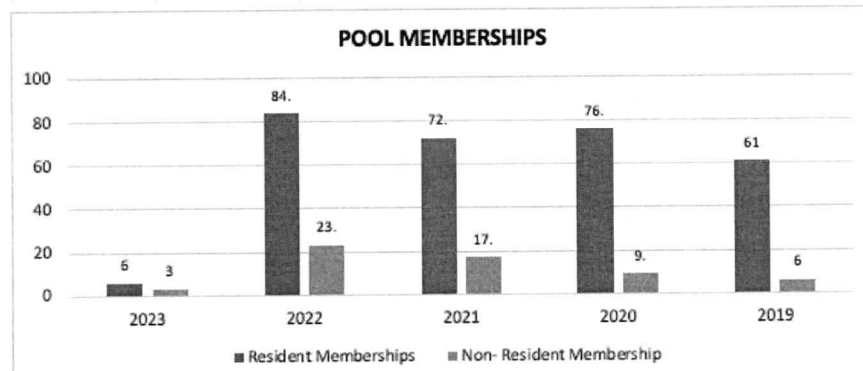
Other Business:

GRANADA HILLS HOA BOARD MEETING

March 20, 2023



	2023	2022	2021	2020	2019
Dues	\$30,520	\$35,034	\$26,292	\$27,032	\$25,540
Donations	\$1,295	\$2,093			
Raffle	\$320				



	2023	2022	2021	2020	2019
Residents	\$1,260	\$25,635	\$21,700	\$21,310	\$17,900
Non-Residents	\$1,275	\$9,515	\$6,010	\$3,420	\$1,985
Pool Parties	\$0	\$1,925			

Granada Hills Home Owners Association

Profit and Loss

January 1 - March 20, 2023

	ASSOCIATION		POOL		TOTAL	
	JAN 1 - MAR 20, 2023	JAN 1 - MAR 20, 2022 (PY)	JAN 1 - MAR 20, 2023	JAN 1 - MAR 20, 2022 (PY)	JAN 1 - MAR 20, 2023	JAN 1 - MAR 20, 2022 (PY)
Income						
4010 Annual Dues	27,760.00	12,936.00			\$27,760.00	\$12,936.00
4020 Pool revenue					\$0.00	\$0.00
4021 Pool Membership Fee			2,850.00	4,675.00	\$2,850.00	\$4,675.00
Total 4020 Pool revenue			2,850.00	4,675.00	\$2,850.00	\$4,675.00
4030 Ad Newsletter	175.00	200.00			\$175.00	\$200.00
4032 Raffle Tickets	100.00				\$100.00	\$0.00
4040 Donations	805.00	1,223.00			\$805.00	\$1,223.00
4044 New Entrance Sign	230.00	298.00			\$230.00	\$298.00
Total 4040 Donations	1,035.00	1,521.00			\$1,035.00	\$1,521.00
4050 Merchandise Sales (Taxable)		37.71			\$0.00	\$37.71
Total Income	\$29,070.00	\$14,694.71	\$2,850.00	\$4,675.00	\$31,920.00	\$19,369.71
GROSS PROFIT	\$29,070.00	\$14,694.71	\$2,850.00	\$4,675.00	\$31,920.00	\$19,369.71
Expenses						
5010 Neighborhood Activities	117.79	123.00			\$117.79	\$123.00
5011 Board Meeting Expenses	128.53	222.26			\$128.53	\$222.26
5013 General Meeting	75.00				\$75.00	\$0.00
5019 Other		133.44			\$0.00	\$133.44
Total 5010 Neighborhood Activities	321.32	478.70			\$321.32	\$478.70
5020 Communications					\$0.00	\$0.00
5021 Newsletter	262.79	251.41			\$262.79	\$251.41
Total 5020 Communications	262.79	251.41			\$262.79	\$251.41
5040 Tennis Court	810.23				\$810.23	\$0.00
5101 Pool attendants	4,100.00		1,740.00	600.00	\$5,840.00	\$600.00
5221 Cleaning & chemicals			4,502.14	1,526.06	\$4,502.14	\$1,526.06
5240 Landscaping	649.50	668.44			\$649.50	\$668.44
5570 Security			29.77	129.90	\$29.77	\$129.90
5572 Portable toilet	487.59	416.16			\$487.59	\$416.16
5680 Outside Organization Dues		200.00			\$0.00	\$200.00
5750 Office Supplies	42.64				\$42.64	\$0.00
5770 Utilities					\$0.00	\$0.00
5760 Telephone			151.90	157.04	\$151.90	\$157.04
5771 Electric	280.77	270.86	342.20	577.10	\$622.97	\$847.96
5773 Water	48.00	48.00	245.49	455.53	\$293.49	\$503.53
Total 5770 Utilities	328.77	318.86	739.59	1,189.67	\$1,068.36	\$1,508.53
5811 PayPal fees	671.39	86.42			\$671.39	\$86.42
5940 Taxes					\$0.00	\$0.00
5943 Property taxes	175.78	0.00		26.77	\$175.78	\$26.77
Total 5940 Taxes	175.78	0.00		26.77	\$175.78	\$26.77
Total Expenses	\$7,850.01	\$2,419.99	\$7,011.50	\$3,472.40	\$14,861.51	\$5,892.39
NET OPERATING INCOME	\$21,219.99	\$12,274.72	\$ -4,161.50	\$1,202.60	\$17,058.49	\$13,477.32
NET INCOME	\$21,219.99	\$12,274.72	\$ -4,161.50	\$1,202.60	\$17,058.49	\$13,477.32

Granada Hills Home Owners Association

Balance Sheet As of March 20, 2023

	TOTAL		
	AS OF MAR 20, 2023	AS OF DEC 31, 2022 (PP)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
1000 Association Cash Balance			
1020 Assn Checking- BoA - *3634	78,924.45	63,133.57	15,790.88
1021 (To)From pool acct	5,066.82	-362.29	5,429.11
Total 1000 Association Cash Balance	83,991.27	62,771.28	21,219.99
1001 Pool Cash Balance			
1030 Pool Checking - BoA - *3777	2,204.90	937.29	1,267.61
1031 (To)From Association acct	-5,066.82	362.29	-5,429.11
Total 1001 Pool Cash Balance	-2,861.92	1,299.58	-4,161.50
Total Bank Accounts	\$81,129.35	\$64,070.86	\$17,058.49
Other Current Assets			
1310 Prepaid sales tax	23.61	23.61	0.00
1330 Tax Pre Payments/Refunds	724.00	724.00	0.00
Total Other Current Assets	\$747.61	\$747.61	\$0.00
Total Current Assets	\$81,876.96	\$64,818.47	\$17,058.49
Fixed Assets			
1590 Land	12,621.00	12,621.00	0.00
Association			
1500 Association Assets	118,047.63	118,047.63	0.00
1600 Accumulated Depreciation - Assn	-108,333.95	-108,333.95	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	\$109,480.64	\$92,422.15	\$17,058.49
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Texas State Comptroller Payable	55.17	55.17	0.00
Tax paid on resale items	-55.17	-55.17	0.00
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			

Granada Hills Home Owners Association

Balance Sheet

As of March 20, 2023

	TOTAL		
	AS OF MAR 20, 2023	AS OF DEC 31, 2022 (PP)	CHANGE
3900 Reserves - Association	92,693.53	92,693.53	0.00
3910 Reserves - Pool	-271.38	-271.38	0.00
Net Income	17,058.49		17,058.49
Total Equity	\$109,480.64	\$92,422.15	\$17,058.49
TOTAL LIABILITIES AND EQUITY	\$109,480.64	\$92,422.15	\$17,058.49