

## Granada Hills HOA Annual Meeting Minutes

January 22, 2023

The annual meeting of the Granada Hills HOA was held at the Still Waters Retreat at 9409 Granada Hills Dr, Austin, TX and called to order by Ryan Mikulenka at 2:10 p.m.

All current board members were in attendance which included Scott Budd, Lisa Cmerek, Linda Garner, Sara Headden, Jen Martin, Ryan Mikulenka, Roy Ribelin and Mary Woodruff.

Homeowners represented included:

### 2023 GRANADA HOA ANNUAL MEETING - 1/22/2023

<i>ADDRESS</i>	<i>RESIDENT</i>
7707 Adobe Trl	Lindsay Chervenak & Linda Garner
8504 Candelaria Dr	Carson Coots & Anna Ogden
8600 Candelaria Dr	Bronnie Martin and Peggy Belcher
8703 Candelaria Dr	John & Meg Erskine
8802 Candelaria Dr	Ramiro and Jessica Alcala
8807 Candelaria Dr	Jessica Waldrop McCay
7809 El Dorado Dr	Viet Dihn & Nga Mai
7817 El Dorado Dr	Mark Smith & Georgia Xydes
7907 El Dorado Dr	Leslie & Michael Pearson
7914 El Dorado Dr	Lisa and Richey Cmerek
7915 El Dorado Dr	Mark D. and Rosa Downs
7928 El Dorado Dr	Paul and Mary Woodruff
7932 El Dorado Dr	Todd and Sara Headden
8013 El Dorado Dr	Ryan and Leah Mikulenka
8016 El Dorado Dr	John & Beth Smith
8606 El Rey Blvd	Anagloria & Robert Franco Jr.
8702 El Rey Blvd	Susan Steeg & Sarah Calvert
8900 El Rey Blvd	Kathy Gathright
8909 El Rey Blvd	Ron & Betty Patterson
9014 El Rey Blvd	Scott & Gina Budd
9102 El Rey Blvd	Alex & Jen Klentzman Martin
9204 El Rey Blvd	Roy Ribelin
9434 El Rey Blvd	Jean Paul & Amber Fekte
9435 El Rey Blvd	Charles & Lisa Schmitz
8208 Espanola Tr	Melinda Kilian

8604 Granada Hills Dr	Eric & Erika Brown & Mary Alice Brown
8704 Granada Hills Dr	Frank & Nancy Morgan
8902 Granada Hills Dr	Devon & Johann Mpondo
9118 Granada Hills Dr	James (Rob) and Rachel Smith
9211 Granada Hills Dr	Cheryl Bakhtiari
8902 La Fauna Path	Roxanne Escobedo
9104 La Fauna View	Hope Dyson
9110 San Diego Rd	Chris & Julie Kreager

### Welcome and Introduction of HOA Board

Ryan Mikulenka welcomed the HOA members in attendance: Ryan Mikulenka (President), Jen Martin (Vice President), Linda Garner, (Treasurer), Mary Woodruff (Secretary), Scott Budd (Park and Pool), Sara Headden (Communications), Lisa Cmerek, and Roy Ribelin. Also introduced/acknowledged were other community leaders: Erica Lindy (Pool), Gina Budd (Tennis), Emily Lawson (Garage Sale & Triathlon), Eric Brown (Transportation Committee), Anna Coots (Granada Ridge Apartment Liaison) and Sheryl Lowe (Welcome Wagon Committee).

### Still Waters Retreat Center

Still Waters Retreat Center was recognized for allowing the HOA to use their facilities for our annual meeting. Still Waters is a member of the HOA and good neighbor. Their facility is on 62 acres adjoining Granada Hills and is available for retreats, workshops, gatherings and meetings as well as walking trails that are available to GH residents.

### 2022 Year in Review

A review of the 2022's activities coordinated by the HOA included the HOA annual meeting held in March, GH park cleanup day, Easter celebration, updates to pool included new paint, furniture, power washing and umbrellas, reinstallation of the original Granada Hills sign, GH 4th of July 5K fun run, parade and celebration, spring and fall neighborhood garage sales, youth triathlon, Halloween Trunk-or-Treat, Holiday Craft Fair, ongoing collaboration with TxDOT and CRC on Oak Hill Parkway project, welcome baskets to new residents, quarterly newsletters sent to all residents, Holiday in the Park with Santa Claus.

A review of the HOA's 2022 goals included increased HOA membership, park day, HOA committees, Welcome Wagon, bulk trash pick-up, new entry monument design and continued TxDOT coordination.

### Financial Overview / Membership Update

A financial overview of the HOA's financials was presented and reviewed which included Balance Sheet as of December 31, 2022, Profit and Loss January-December 2022 and Projected Annual Budget January-December 2023.

An overview of the HOA membership over the past five years was presented: 2023 to date = 115, 2022 = 255, 2021 = 237, 2020 = 44, 2019 = 230.

### 2023 HOA Goals

The HOA initiatives for 2023 were presented and homeowners in attendance were asked for other suggestions. An appeal for homeowners to consider joining a committee was made. The 2023 HOA initiatives presented were a focused effort to increase membership, establishing working committees with homeowner participation, begin entry monument capital campaign, soliciting quotes for restriping the tennis court for pickleball, It's My Park Day in March and additional community events.

### Oak Hill Parkway

Eric Brown explained that Granada HOA has been communicating and meeting with TxDOT since 2018 to prepare and respond to impacts of both the final design and parkway construction on our neighborhood. Since the contract was awarded to Colorado River Contractors (CRC) in 2020, weekly emails and phone calls to confirm designs, construction plans, and changes have occurred.

HOA efforts have paid off and continue today which include additional trees saved, new Candelaria Drive rerouting; El Rey Blvd sidewalk to be rebuilt and connected to the new OHP shared-use-path, dense landscaping plan has been requested to act as a visual barrier for Phoenix Pass and Candelaria Dr residents, relocation of water and electrical service to a better location for new entrance sign, commitments to enlist Travis County law enforcement in patrolling neighborhood when construction causes increased cut-through traffic, verbal agreement from TxDOT and CRC to smooth future right-of-way allotment to Granada HOA for a new front entrance sign and landscaping, final discussion and confirmation of right-of-way will not occur until project is almost complete, likely 2026, Granada Hills neighbors can start fundraising for new entrance sign

The current estimated completion of the Oak Hill Parkway is 2026. Upcoming projects effecting Granada Hills is a large-scale excavation project at Circle Drive, operation of the pug mill and batch plant are scheduled to start in 2-3 months that could beginning operating as early as 4:00 AM, continued work on the El Rey detention pond, completion of asphalt paving across El Rey, and shift of 290 main lanes s to "our" frontage road upon completion.

### Other Developments – Granada Ridge Apartments

Anna Coots is the neighborhood liaison for the Granada Ridge Apartment project and is talking with the general contractor and developer about issues that are being created for the adjoining homes on Canderaria. They are working to manage the sound load between the two retention ponds currently under construction; work will continue on this phase thru the end of February. The tree buffer that has been left behind the GH homes will stay. The project will include three 5-story apartment buildings.

### Raffle

Raffle/ Door Prize Winners: 2023 Pool Membership – Jenni Ross; Yeti Cooler – Gloria Franco; CBD Gift Pack – Jenni Ross, Austin Zoo – Gloria Franco, Spicewood Winery Tasting – Gina Budd; Fire Pit – Scott Bobb

### Board Member Nominations/Election

Ryan Mikulenka noted that the two-year terms of HOA board members Jenn Martin, Linda Garner, Lisa Cmerek, Scott Budd Sara Headden and Roy Ribelin were expiring and advised that they had all indicated that they were willing to serve another term.

MOTION TO APPROVE the nomination of Jenn Martin, Linda Garner, Lisa Cmerek, Scott Budd, Sara Headden and Roy Ribelin for a two-year term running through 2024 on the GH HOA Board was made by Rosa Downs, seconded by Melinda Kilian and unanimously approved by all members in attendance.

A call for nominations or volunteers to accept the one open two- year term running thru 2024 was made by Ryan Mikulena. No volunteers or nominations were received for the current open position.

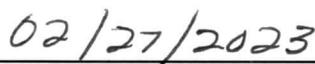
Questions/Comments

Jenn Martin explained that the raffle this year was an attempt to encourage new members and participation of residents to support the neighborhood. We will be reviewing its success and adjusting as needed.

A question was asked about the current state of Architectural Control Committees. Ryan Mikulenka advised that due to events that have recently occurred there is a need to discuss ACCs further. The formation of an ACC is defined in each of the seven sections of Granada Hills, and It is their task to explain the applicable deed restrictions and county septic requirements.

Meeting adjourned @ 3:38 p.m.  
Prepared by Mary Woodruff, Secretary

  
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Mary Woodruff, Secretary

  
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Date of Approval



- Welcome
- Board Introduction
- 2022 - Year in Review
- Financial Overview / Membership Update
- Looking forward to 2023
  - Budget
  - HOA Goals
- Oak Hill Parkway
- Other Developments
- Raffle
- Board Nominations/Voting
- Questions/Comments
- Meeting Adjourned

# Granada Hills Home Owners Association Budget Overview: 2023 Projected Annual Budget

January - December 2023

	Association	Pool		TOTAL
Income				
4010 Annual Dues	44,000.00			44,000.00
4020 Pool revenue		37,490.00		37,490.00
<b>Total Income</b>	<b>\$ 44,000.00</b>	<b>\$ 37,490.00</b>	<b>\$</b>	<b>\$ 81,490.00</b>
<b>Gross Profit</b>	<b>\$ 44,000.00</b>	<b>\$ 37,490.00</b>	<b>\$</b>	<b>\$ 81,490.00</b>
Expenses				
5010 Neighborhood Activities	5,000.00			5,000.00
5020 Communications	2,648.00			2,648.00
5030 Park Expenses	75.00			75.00
5040 Tennis Court	900.00			900.00
5052 Pool Area Maintenance		950.00		950.00
5101 Pool attendants		4,400.00		4,400.00
5210 Repairs & Maintenance	3,000.00		85.00	3,085.00
5220 Subcontracted services		836.00		836.00
5221 Cleaning & chemicals		16,700.00		16,700.00
5230 Supplies		1,150.00		1,150.00
5240 Landscaping	5,100.00			5,100.00
5421 Website expenses	575.00			575.00
5570 Security		875.00		875.00
5572 Portable toilet	2,200.00			2,200.00
5680 Outside Organization Dues	220.00			220.00
5710 Insurance	3,339.00		3,400.00	6,739.00
5750 Office Supplies	627.00			627.00
5770 Utilities	2,000.00		5,500.00	7,500.00
5811 PayPal fees	2,000.00			2,000.00
5940 Taxes		30.00		30.00
<b>Total Expenses</b>	<b>\$ 27,684.00</b>	<b>\$ 33,926.00</b>	<b>\$</b>	<b>\$ 61,610.00</b>
<b>Net Operating Income</b>	<b>\$ 16,316.00</b>	<b>\$ 3,564.00</b>	<b>\$</b>	<b>\$ 19,880.00</b>
<b>Net Income</b>	<b>\$ 16,316.00</b>	<b>\$ 3,564.00</b>	<b>\$</b>	<b>\$ 19,880.00</b>

# Granada Hills Home Owners Association

## Balance Sheet As of December 31, 2022

	TOTAL		
	AS OF DEC 31, 2022	AS OF DEC 31, 2021 (PP)	CHANGE
<b>ASSETS</b>			
Current Assets			
Bank Accounts	\$64,028.22	\$37,876.75	\$26,151.47
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>\$64,775.83</b>	<b>\$38,626.65</b>	<b>\$26,149.18</b>
Fixed Assets			
1590 Land	12,621.00	12,621.00	0.00
Association	9,713.68	9,713.68	0.00
Pool	5,269.00	5,269.00	0.00
<b>Total Fixed Assets</b>	<b>\$27,603.68</b>	<b>\$27,603.68</b>	<b>\$0.00</b>
<b>TOTAL ASSETS</b>	<b>\$92,379.51</b>	<b>\$66,230.33</b>	<b>\$26,149.18</b>
<b>LIABILITIES AND EQUITY</b>			
Liabilities			
<b>Total Liabilities</b>			<b>\$0.00</b>
Equity			
3900 Reserves - Association	66,501.71	68,623.70	-2,121.99
3910 Reserves - Pool	-271.38	-271.38	0.00
Net Income	26,149.18	-2,121.99	28,271.17
<b>Total Equity</b>	<b>\$92,379.51</b>	<b>\$66,230.33</b>	<b>\$26,149.18</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$92,379.51</b>	<b>\$66,230.33</b>	<b>\$26,149.18</b>

# Granada Hills Home Owners Association

Profit and Loss  
January - December 2022

	ASSOCIATION	POOL	TOTAL
<b>Income</b>			
4010 Annual Dues	39,492.00		\$39,492.00
4011 Next year's dues	360.00		\$360.00
4020 Pool revenue		37,490.00	\$37,490.00
4025 Tennis Court Rental	980.00		\$980.00
4030 Ad Newsletter	350.00		\$350.00
4031 Vendor fees - Craft Fair	400.00		\$400.00
4032 Raffle Tickets	260.00		\$260.00
4040 Donations	2,208.00		\$2,208.00
4050 Merchandise Sales (Taxable)	37.71		\$37.71
<b>Total Income</b>	<b>\$44,087.71</b>	<b>\$37,490.00</b>	<b>\$81,577.71</b>
<b>GROSS PROFIT</b>			
<b>Expenses</b>			
1990 Suspense	13.07		\$13.07
5010 Neighborhood Activities	4,405.75		\$4,405.75
5020 Communications	2,407.13		\$2,407.13
5030 Park Expenses	68.47		\$68.47
5040 Tennis Court	813.79		\$813.79
5052 Pool Area Maintenance		834.93	\$834.93
5101 Pool attendants		4,000.00	\$4,000.00
5210 Repairs & Maintenance	2,478.80	76.98	\$2,555.78
5220 Subcontracted services		760.00	\$760.00
5221 Cleaning & chemicals		15,175.75	\$15,175.75
5230 Supplies		1,033.04	\$1,033.04
5240 Landscaping	4,684.58		\$4,684.58
5421 Website expenses	509.68		\$509.68
5570 Security		737.18	\$737.18
5572 Portable toilet	1,993.84		\$1,993.84
5680 Outside Organization Dues	200.00		\$200.00
5710 Insurance	3,035.50	3,041.50	\$6,077.00
5750 Office Supplies	570.30		\$570.30
5770 Utilities	1,806.13	4,937.99	\$6,744.12
5811 PayPal fees	1,817.35		\$1,817.35
5940 Taxes	0.00	26.77	\$26.77
<b>Total Expenses</b>	<b>\$24,804.39</b>	<b>\$30,624.14</b>	<b>\$55,428.53</b>
<b>NET OPERATING INCOME</b>	<b>\$19,283.32</b>	<b>\$6,865.86</b>	<b>\$26,149.18</b>
<b>NET INCOME</b>	<b>\$19,283.32</b>	<b>\$6,865.86</b>	<b>\$26,149.18</b>