

Granada Hills HOA Annual Meeting

March 6, 2022

The annual meeting of the Granada Hills HOA was held at the Still Waters Waters Retreat Sunset Barn at 9409 Granada Hills Dr, Austin, TX and called to order by Ryan Mikulenka at 4:20 p.m.

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

Homeowners represented included:

Address	Name
7707 Adobe Trail	Linda Garner
8504 Candelaria Dr	Carson Coots
8600 Candelaria Dr	Bronnie Martin and Peggy Belcher
7713 El Dorado Dr	Louise Joy
7736 El Dorado Dr	Ben & Jeri Jarrett
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	Sara Headden
7934 El Dorado Dr	Manyu & Stacey Sabnis
8002 El Dorado Dr	Lori Gonzalez
8013 El Dorado Dr	Ryan Mikulenka
8500 El Rey Blvd	Michael & Charlotte Ready
8606 El Rey Blvd	Anagloria & Robert Franco Jr.
8800 El Rey Blvd	Diane & Stan Powers
8805 El Rey Blvd	Eric Hagen
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
7801 Espanola Tr	Sheryl a Lowe
8604 Granada Hills Dr	Eric & Erika Brown
8704 Granada Hills Dr	Frank & Nancy Morgan
9111 Granada Hills Dr	Troy & Holly Spink
9211 Granada Hills Dr	Cheryl Baktiari
8803 La Fauna Path	Jennifer Ross
9202 La Fauna Path	Jim & Peggy Shaw
9202 San Diego Rd	David Macauley

Introduction of HOA Board

Ryan Mikulenko welcomed the HOA members in attendance and introduced the current board members. He also recognized Erica Lindy who is the volunteer pool coordinator and Eric Brown. Eric has served on the HOA board and as president for 6 years and his contributions to making Granada Hills a great place to call home are greatly appreciated. Eric has agreed to continue on in a supporting role to the board as our liaison to the Oak Hills Parkway project.

Still Waters Retreat Center

Ryan Mikulenko recognized the Still Waters Retreat Center for allowing the HOA to use their facilities for our annual meeting. Still Waters is good neighbor and also a member of the HOA. 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 the public.

Oak Hills Parkway

Eric Brown presented an overview of the HOA's efforts to prepare and respond to impacts on the final design and parkway construction on our neighborhood. He also presented a list of initiatives where the HOA's efforts have paid off and also those that continue today. Questions from HOA members: (1) possibility of Google Fiber installation coordinated with current utility construction; (2) construction of a sound wall along Hwy 290; (3) access/entry to Granada Hills; (4) reconstruction of El Rey sidewalk.

Financial Overview

Ryan Mikulenko presented the Balance Sheet as of December 31, 2021. He also provided an overview of the HOA's financial considerations in proposing an increase to the annual dues.

2021 Year in Review

Sara Headden presented a picture review of the 2021 activities coordinated by HOA which included neighborhood park day, a July 4th fun run, neighborhood parade and celebration, bi-annual neighborhood garage sale, kids' art contest and calendars, Halloween movie in the park, holiday craft fair, and holiday in the park with Santa. The HOA also finalized the Travis County permitting process which allowed for the installation of a radar sign on El Rey, installed a fenced port-a-potty in the park, continuous collaboration with TxDOT and CRC on Oak Hill Parkway project, delivered 11 welcome baskets to new residents, and quarterly newsletters.

2022 HOA Goals

Ryan Mikulenko reviewed the 2022 initiatives that have been discussed and welcomed any suggestions from homeowners. He also made an appeal for homeowners to consider joining a committee and recognized Erika Brown, who helps with social events and Sheryl Lowe who assists with the welcome committee. The HOA member-only bulk trash drop-off planned for May was discussed and a homeowner asked about the possibility of a HOA sponsored brush recycling event.

By-Laws Change

Ryan Mikulenko presented the board's proposed amendments to the by-laws: Article IX 'Revision of By-laws' and Article VIII 'Dues and Finances'. Notice of these proposed changes were mailed to all residents of Granada Hills, Estates and Oaks in January of 2022.

Article IX 'Revision of By-laws'

Sec.1. These by-laws may be altered, amended or repealed, and new by-laws may be adopted by action of a majority of the members present at any regular meeting of the membership, provided that at least

ten (10) days' written notice (including via email) is given of intention to alter, amend, repeal, or to adopt new by-laws at such meeting. Such notice shall specify the changes to be proposed, using the same wording as in the proposed changes(2).²¹

The intent of this change was discussed and alternative language was proposed. It was agreed that the proposed revision of (including via email) be reworded to (hard copy or electronic). The by-law revision as revised was presented for a vote.

MOTION TO APPROVE the proposed revision as revised to (hard copy or electronic) to Article IX 'Revision of By-laws' was made by Michael Ready, seconded by Rosa Downs and with a majority of 'yay' votes and two 'nays', the proposed amendment passed.

ARTICLE VIII 'Dues and Finances'

Sec 1. Annual dues in the amount of ~~one hundred twenty (120) dollars~~ one hundred eighty (180) dollars per membership shall be paid each year to the Granada Homeowners Association.²⁷ Annual dues for members who are sixty-five (65) years old or older will be in the amount of one hundred twenty (120) dollars ~~remain at ninety six (96) dollars per year. Members who turn sixty five (65) years old will have their dues capped at the amount they paid when turning sixty five (65).~~^{16,17,18,22,28} Dues will be prorated for new residents whose membership applications are approved after June 15.

Footnote (below) on page 6 to be updated to reflect the above revisions:

²⁷ Amended 12/1/2020 from "Annual dues in the amount of one hundred twenty (120) dollars per membership shall be payable on or before May 1 of each year to the Granada Homeowners Association."

²⁸ Amended 12/1/2020 from "Annual dues for members who are currently sixty-five (65) years old or older will remain at ninety-six (96) dollars per year. Members who turn sixty-five (65) years old will have their dues capped at the amount they paid when turning sixty-five (65)."

This by-law amendment which is required to increase annual dues was presented by Ryan Mikulenka and he provided details as to why an increase was needed at this time. Following a discussion of the proposed increase of annual HOA dues along with ideas as to how to increase the percentage of homeowners who join the HOA, the by-law amendment as proposed was presented for a vote.

MOTION TO APPROVE the proposed revision to ARTICLE VIII 'Dues and Finances' was made by Rosa Downs, seconded by Louise Joy and with a majority of 'yay' votes and one 'nay', the proposed amendment passed.

Board Member Nominations/Election

Ryan Mikulenka advised that the two-year term of himself and Mary Woodruff had expired and asked for nominations or volunteers to accept a two-year term running thru 2023. Upon receipt of no nominations, both Ryan Mikulenka and Mary Woodruff volunteered to serve a second term of two-years.

MOTION TO APPROVE the nomination of Ryan Mikulenka and Mary Woodruff for a two-year term (2022 and 2023) on the GH HOA Board was made by Eric Brown, seconded by Lori Gonzalez and unanimously approved by all members in attendance.

Meeting adjourned @ 5:51 p.m.
Prepared by Mary Woodruff, Secretary

Mary Woodruff
Mary Woodruff, Secretary

03/21/2022
Date of Approval

Granada Hills Home Owners Association

Balance Sheet

As of December 31, 2021

	TOTAL		
	AS OF DEC 31, 2021	AS OF DEC 31, 2020 (PP)	CHANGE
ASSETS			
Current Assets			
Bank Accounts	\$37,182.85	\$35,809.64	\$1,373.21
Other Current Assets			
1310 Prepaid sales tax	25.90		25.90
1330 Tax Pre Payments/Refunds	724.00	724.00	0.00
Total Other Current Assets	\$749.90	\$724.00	\$25.90
Total Current Assets	\$37,932.75	\$36,533.64	\$1,399.11
Fixed Assets			
1590 Land	12,621.00	12,621.00	0.00
Association	9,713.68	12,145.68	-2,432.00
Pool	5,269.00	7,052.00	-1,783.00
Total Fixed Assets	\$27,603.68	\$31,818.68	\$ -4,215.00
TOTAL ASSETS	\$65,536.43	\$68,352.32	\$ -2,815.89
LIABILITIES AND EQUITY			
Liabilities			
Total Liabilities			\$0.00
Equity			
3900 Reserves - Association	65,807.81	58,934.71	6,873.10
3910 Reserves - Pool	-271.38	39,444.88	-39,716.26
3920 Allocate Current Net Income	2,815.89	0.00	2,815.89
Net Income	-2,815.89	-30,027.27	27,211.38
Total Equity	\$65,536.43	\$68,352.32	\$ -2,815.89
TOTAL LIABILITIES AND EQUITY	\$65,536.43	\$68,352.32	\$ -2,815.89

Granada Hills Home Owners Association

Profit and Loss

January - December 2021

	ASSOCIATION	POOL	TOTAL
Income			
4010 Annual Dues	27,546.00		\$27,546.00
4011 Next year's dues	120.00		\$120.00
4020 Pool revenue			\$0.00
4021 Pool Membership Fee		28,674.00	\$28,674.00
4022 Pool Rental		1,325.00	\$1,325.00
Total 4020 Pool revenue		29,999.00	\$29,999.00
4025 Tennis Court Rental	920.00		\$920.00
4030 Ad Newsletter	75.00		\$75.00
4031 Vendor fees - Craft Fair	455.00		\$455.00
4040 Donations	1,620.00	75.00	\$1,695.00
4043 Misc.	360.00		\$360.00
4044 New Entrance Sign	100.00		\$100.00
Total 4040 Donations	2,080.00	75.00	\$2,155.00
4050 Merchandise Sales (Taxable)	327.02		\$327.02
Total Income	\$31,523.02	\$30,074.00	\$61,597.02
GROSS PROFIT	\$31,523.02	\$30,074.00	\$61,597.02
Expenses			
1990 Suspense	693.90		\$693.90
5010 Neighborhood Activities			\$0.00
5011 Board Meeting Expenses	346.50		\$346.50
5012 Garage Sale	32.38		\$32.38
5015 July 4th	875.21		\$875.21
5017 Welcome Wagon	1,001.27		\$1,001.27
5019 Other	711.16	200.00	\$911.16
Total 5010 Neighborhood Activities	2,966.52	200.00	\$3,166.52
5020 Communications			\$0.00
5021 Newsletter	1,464.74		\$1,464.74
Total 5020 Communications	1,464.74		\$1,464.74
5030 Park Expenses	1,176.65		\$1,176.65
5040 Tennis Court	495.34		\$495.34
5101 Pool attendants		4,800.00	\$4,800.00
5210 Repairs & Maintenance	1,043.54	1,349.30	\$2,392.84
5221 Cleaning		16,378.81	\$16,378.81
5230 Supplies	34.53	620.57	\$655.10
5240 Landscaping	5,611.06		\$5,611.06
5300 Capital Expenditures	3,200.95		\$3,200.95
5421 Website expenses	69.60		\$69.60
5570 Security		627.85	\$627.85
5572 Portable toilet	1,419.68		\$1,419.68
5590 Professional fees	1,414.28		\$1,414.28
5680 Outside Organization Dues	175.00		\$175.00
5710 Insurance	3,833.00	4,106.00	\$7,939.00

Granada Hills Home Owners Association

Profit and Loss

January - December 2021

	ASSOCIATION	POOL	TOTAL
5740 Postage and Delivery	11.00		\$11.00
5750 Office Supplies	571.06		\$571.06
5770 Utilities			\$0.00
5760 Telephone		944.78	\$944.78
5771 Electric	1,506.58	2,505.40	\$4,011.98
5773 Water	192.00	887.92	\$1,079.92
Total 5770 Utilities	1,698.58	4,338.10	\$6,036.68
5811 PayPal fees	1,032.71		\$1,032.71
5870 Depreciation Expense	2,432.00	1,783.00	\$4,215.00
5940 Taxes			\$0.00
5943 Property taxes	49.02	368.23	\$417.25
Total 5940 Taxes	49.02	368.23	\$417.25
5944 Licenses	90.00		\$90.00
5951 Permit	167.89	190.00	\$357.89
Total Expenses	\$29,651.05	\$34,761.86	\$64,412.91
NET OPERATING INCOME	\$1,871.97	\$ -4,687.86	\$ -2,815.89
NET INCOME	\$1,871.97	\$ -4,687.86	\$ -2,815.89