

August 27, 2019
2019 Granada Hills HOA Board Meeting

A meeting of the Board of Directors was called to order by Eric Brown at 7:06 p.m. at the home of Bill Schiller, 8206 El Dorado Drive.

Board Members in Attendance: Eric Brown, Rosa Downs, Leslie Pearson, Lisa Cmerek, Sara Headden, Lindsey Chervenak, Scott Budd, Troy Spink, and Bill Schiller.

Member in Attendance: Erica Lindy

Approval of Minutes:

Motion was made by Bill Schiller, seconded by Eric Brown, to approve the June 5, 2019 minutes. Motion passed unanimously.

Summer Activity Summary:

The Board discussed the 4th of July; Scott Budd spearheaded the seal coating of the pool parking lot and new pool signs; new pool cushions, umbrellas, etc.; having a food trailer at our Craft Market Day; Bookmobile; reaching out to John Worthy re: gardening test project (maintaining the front entrance for a small gardening fee); propping up the old oak tree at front entrance; the missing USA flag at the front entrance; and the homeless are no longer at the end of Candelaria. SW Seton will walk through the entire property for active homeless camps.

Treasurer's Report:

Leslie Pearson handed out the financial reports and noted a profit for the GH HOA and Pool. The pool profit will diminish towards the end of the year. Annual HOA dues are close to budget; and gave an overview of the profit and loss statements for both the HOA and Pool.

Pool Committee Update:

Summer Pool Season Summary: Scott Budd suggested the Board prepare a draft budget in November for next year in order to project major expenses. The Board discussed various items that will need to be repaired in order to pass next year's inspection.

Fall/Winter Service Discussion: Maintenance of the pool is now being serviced by ABC Commercial Pool Services. The Board discussed maintenance visits with ABC during specific times of the year: 3x per week; 2x per week; and 1x per week during the winter (November-March) with a pool attendant to supplement cleaning. The Board also discussed hiring Alexander as a pool attendant.

Motion was made by Rosa Downs, seconded by Lisa Cmerek, for Bill to get a proposal from ABC regarding frequency of maintenance visits without increasing the price and HOA to hire two alternating pool attendants @ \$15 per day (one hour). Motion passed unanimously.

Vice President's Report

Troy Spink informed the Board the City of Austin is planning on passing a new land development code this Fall. A meeting to learn about this new code is being held this evening at the Travis County Oak Hill Community Center at 7:00 p.m. The idea is to increase the number of living units in 10 years by up-

zoning from residential to multi-family and commercial. This allows one single family lot to become four units. For SW Austin, the "Y" in Oak Hill and along William Cannon, Brush Country, and Slaughter, these zones will go five or more blocks deep in the neighborhoods, this code may be implemented. Also, parking is not required for these new residential and commercial units. All parking can be on the streets. There is discussion of allowing building up to 7 stories tall on appropriate lots in these areas.

President's Report

Eric Brown requested the Board members review the current Bylaws and whether we should raise our dues to \$150; frequency of meetings to 2 times per year; and prorated dues after May 15th (May 1st for new residents).

Front Entrance: A tree survey of the empty lot, performed by Scott Budd, was provided to Epi Gonzalez with TxDOT, to incorporate in the Oak Hill Parkway planning so we may preserve as many trees as possible in the relocation of Candelaria. The Board also discussed options for new easement as well as a new entrance sign and message board.

The Board was approached by Ernie Gonzalez and Ben Jarrett to install a Gaga Ball Pit (18' in diameter; 30" high) octagon enclosure with a foam ball (similar to dodge ball) at the park. The volunteers to install and the Board to pa for the material cost.

Motion to purchase material cost for the gaga ball with volunteers to install to the right of the merry go round/monkey bars was made by Rosa Downs, seconded by Leslie Pearson. Motion passed unanimously.

Labor Day Party Planning

Free swim for all GH homeowners on September 1st and 2nd; with a movie night on Sunday featuring Goonies.

Newsletter:

Bill Schiller noted there will be a "Welcome" section in the newsletter. Deadline input is September 10th. The following events to be included:

October 19th – Garage Sale

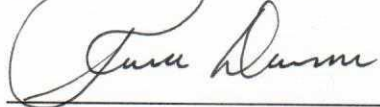
Trunk or Treat – October 26th / Carnival (bobbing for apples / movie at the park)

October 31st – Haunted Woods

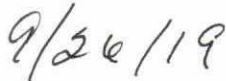
November 16th – Wine and Craft Fair (kids and adults)

Welcome Committee – still ongoing...make effort to get volunteers to deliver the bags.

Meeting adjourned at 9:44 p.m.



Rosa Downs, Secretary



Date of Approval