

January 17, 2019
2019 Granada Hills HOA Annual Meeting

The Annual Meeting of Granada Hills HOA was called to order by Eric Brown at 6:54 p.m. at the Still Waters Retreat Center – 9409 Granada Hills Drive.

Board Members in Attendance: Eric Brown, Bill Schiller, Troy Spink, Leslie Pearson, Rosa Downs, and Claudia Neal

Board Member Absent: Lindsay Chervenak

Homeowners in Attendance:

William and Marilyn Ahrens, Gail Belcher, Terri Bribiesca, Eric and Erika Brown, Scott Budd, Lynn Cameron, Lisa and Richey Cmerek, Carson Coots, Nancy Crossthwaite, Robert Dedman, Mark and Rosa Downs, Patrick Dyson, First Baptist Church (Mary Smith, Jane Ulrich, and Kia Renis); Gloria and Robert Franco, Joe and Kathy Gathright, Sara Headden, Jay Johnson, James Jones, Melinda Killian, Sheryl Lowe, Lindsay Calvert, Marshall Madden, Bronnie Martin, Linda and Mike Mechsner, Robert and Claudia Neal, Betty and Ron Patterson, Irene Pavlik, Leslie and Michael Pearson, Michael Ready, Jennifer Ross, Colette Seal, Kathi and David Sherby, Troy Spink, Beverly and Felix Villarreal, Paul Woodruff, Brittany Christiansen and Daniel Rodriguez.

Approval of Minutes:

Motion was made by Eric Brown, seconded by Leslie Pearson to approve the November 28, 2018 minutes. Motion passed unanimously.

Welcome:

Eric Brown welcomed the HOA homeowners in attendance and thanked Claudia Neal for her years of service on the GH HOA Board. Also noted nominations and voting for three board openings will be held at the end of the meeting. Eric presented the Agenda to include a presentation by Kelsey Davis with the Texas A&M Forest Service.

Introduction of Current Board Members:

Eric Brown introduced the current Board members and their roles. Special thanks to Erica Lindy for serving as our Pool Director; and to David Sherby for his varied volunteering and support of the Board.

Texas A&M Presentation by Kelsey Davis:

Kelsey Davis, Wildland Urban Interface Specialist in the Mitigation and Prevention Department with Texas A&M Forest Service informed the members we are at risk for wildfires due to open lands, Seton brush; homeowner's properties (trees, shrubs landscaping); and that Travis County was #2 in the nation the past couple of years, right after California. Kelsey discussed why houses burn down and reminded everyone to pick up a copy of the following pamphlets "Be Embers Aware" and "Firewise Landscaping in Texas" at the sign-in desk. Our process for becoming a Firewise community started last August and we were certified in October, 2018. Kelsey then presented the Board with a Plaque, a Texas Firewise framed art; and Firewise road signs. Discussion ensued regarding the huge pipeline behind the Dedman house and what can be done to ensure it's safe. Kelsey also discussed working with neighbors in getting them certified; requesting firemen to assist in clearing brush, and maintain high risk areas. Eric Brown noted he will look into the HIZ program and continue brush collection for all Granada Hill homeowners.

Financials and Trends 2018:

Eric Brown presented the 2018 HOA and Pool financial overviews for 2018. Net Income for the HOA is \$5,140 with the pool net income at \$4,107. HOA membership increased to 45% compared to 38% in 2017 and 32% in 2016. Pool memberships increased; expenses were reduced; repairs made, electrical systems have started and essential repairs of re-plastering the pool will require spending \$20,000+ to be paid by profits from pool membership payments.

Review of Board Actions in 2018:

The Board offered expanded member benefits (curbside bulk pick up, more family activities, and park improvements); continued the Welcome Wagon; contact homeowners on behalf of other neighbors to facilitate dispute mediation; monitored the Broadstone development and the Oak Hill Parkway; paid for brush removal; and sponsored the first ever Holiday Market.

Board Goals for 2019:

Eric Brown presented ways in which we can increase neighbor and resident involvement, awareness, and voluntary dues payment via the Welcome Wagon, offer member-only benefits; discussions re: yard issues, mail theft, neighborhood improvement and activities, purchasing a solar powered sign to reduce the speed limit on El Rey; the need to recruit more volunteers to assist the Board Directors with Social, Pool, Landscaping, and Communications Committees. Eric presented a Broadstone map and the proposed 290 Expansion. Go to www.oakhillparkway.com to see elevated schematics. Discussion ensued.

Current Events Planned:

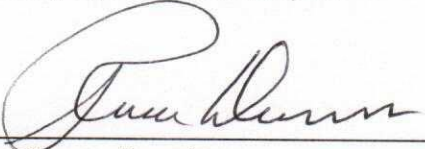
- It's My Park Day – March 2nd
- Diez y Seis and Pool Sign Up Party – May 18th
- Tree Trimming – Park, Tennis Court, etc.
- Bulk and Brush Pickups
- July 4th Parade and Picnic – Free Swim
- Movie Nights
- Trunk or Treat
- Holiday Bonfire

Board Member Elections:

Eric noted there are three Board positions open since the following Board members are interested in serving another 2 year term: Eric Brown, Bill Schiller, Leslie Pearson, and Rosa Downs. Troy Spink and Lindsay Chervenak are still on Board till 2020. The members nominated Lisa Cmerek, Sara Headden, and Scott Budd. David Sherby respectively declined his nomination. There being no other nominations, the members unanimously voted in Lisa Cmerek, Sara Headden and Scott Budd.

Eric Brown thanked Mary Smith, Kia Reanis, and Jane Ulrich for the use of Still Waters Retreat Center.

Meeting adjourned at 8:26 p.m.



 Rosa Downs, Secretary

1/30/19

 Date of Approval