

Granada HOA Board Meeting Minutes

September 19, 2022

In-person meeting was held at the home of Lisa Cmerek, 7914 El Dorado Dr, Austin, TX and was called to order at 7:12 PM.

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

Approval of Meeting Minutes

- MOTION TO APPROVE the amended minutes of the HOA Board Meetings held on 06/27/2022 to include the committee report provided by Eric Brown was made by Ryan Mikulenka, seconded by Lisa Cmerek, and unanimously approved.
- MOTION TO APPROVE the minutes of the HOA Board Meetings held on 08/15/2022 was made by Lisa Cmerek, seconded by Ryan Mikulenka, and unanimously approved.

Membership Update

- A HOA and Pool Membership Report as of 9/19/2022 was presented for review and discussion. A copy is attached hereto for reference.

Financials

- The following financial reports were presented by Linda Garner for review and discussion. Copies are attached hereto for reference.
 - Balance Sheet as of 9/19/2022
 - Profit and Loss 1/1/2022 – 9/19/2022
 - Profit and Loss – Comparative 1/1/2022 – 9/19/2022
- There will be time designated at the next Board meeting for 2023 budget planning.

Pool

- Erica Lindy and Scott Budd met with the pool attendants (Alexander Angus and J.J. Lindy) to review their role and responsibilities. Erica will be their primary contact and a group text has been established between pool attendants, Erica Lindy, Scott Budd and Ryan Mikulenka.
- Scott Budd is compiling a list of all off-season pool work that is required and will present an estimated budget. The estimated budget to include ... replacing some pool furniture, replacing/upgrading the BBQ grills, repairing the one pool light that is not working.
- Also modifications/repairs to the bath house building will be needed to close off rodent access and a pest control service will be needed after the repairs.
- Question for Erica Lindy – does she have ability to limit FOB access to the pool to specific hours of the day?

Park

- Scott Budd reports that all is good at the park. He has prepared a detailed park maintenance schedule for the vendor to work from. The landscaping services to be put out for bid against the defined schedule to ensure that the HOA is getting a competitive price.

Tennis Court

- Gina Budd has agreed to take on the role of the Tennis Coordinator. She will move forward with a quote for resurfacing and repairs as well as restriping for pickle ball.

- The response to the tennis court user community regarding the proposed restriping for pickle ball received about a 50/50 response and Cynthia Ray expressed interest in leading the effort.
- The tennis court lights were recently repaired and will someday need to be replaced; this expense should be considered during the 2023 budget planning.

Committee Summary – submitted via email by Eric Brown

Transportation

- 1) New asphalt Seton access road - The access road to Seton is on schedule to open the weekend of October 8 and it will replace the current “official” entrance just before FM 1826. CRC does not expect the opening to affect the El Rey/US 290 Intersection as there will be temporary stop signs installed at the new intersection, but we shall see!
- 2) Plans for resurfacing El Rey Blvd near Candelaria - Resurfacing the area will happen after the new eastbound frontage road is completed (date unknown)
- 3) Pug Mill is installed and almost operational. The Batch Plant is scheduled for delivery in October with plans to begin operations in November 2022.
- 4) I am waiting to hear back from CRC/TxDOT about any negotiations/discussions that can begin regarding the HOA’s design and planning for our eventual new front entrance sign. Mostly a crap shoot at this point of the OHP project timeline, but I want to keep this request in the back of TxDOT’s mind.
- 5) Should I request some enhanced traffic calming options for the 1-block section of El Rey Blvd adjacent to the park? Some motorists still think it’s a 1/4 mile drag raceway between the two 4-way stops.
The board unanimously wants Eric to pursue speed calming options.

FireWise

- 1) I’ve been having discussions with Ann Howard’s office about getting the County to cover all, or some, of the cost of a brush collection event for our neighborhood in the spring. Our own Oak Hill FD has agreed to provide free labor and ESD 6 (Lakeway) the big chipper/shredder machine. I am still working out the details and costs of potentially hauling away the piles of “mulch” if encouraging homeowner’s to reuse it on their properties does not seem the best way to clear the piles that are created. I will be talking with the Texas Forest Service in November about their ability to help us conduct a neighborhood-wide brush clearing event along with OHFD and the County. My goal is a minimal cost to the HOA, perhaps snacks, lunch, and drinks for the firemen and volunteers, but could include some disposal costs. There is a large federal grant for wildfire prevention available to communities like ours, but the application should come from our ESD or the County, so I’ll be encouraging them to apply for future Firewise events.
Board support 100%. Please report back. Comments included possibly having an expert (possibly you) identify trouble areas as a priority for clearing eg creek areas or backyard contiguous with neighboring properties. Also, possibly stage brush at the still waters vacant lot.
- 2) Summervale Fire Safety - There was a meeting June 28th that I attended in the offices of the High Valley Water District (referred to in my June Summary). Vicki Goodwin, Chief Wittig, Tony Calloway (TC Fire Marshall), Ann Howard, water district staff, Summervale residents, and others attended the meeting. Synopsis— the neighborhood will remain hydrant-free, and prone to recurring response time issues in extinguishing fires in the near and intermediate future. The water district’s infrastructure is dated and undersized and will require millions of dollars of funding to replace. Federal and State grants are available but would need a dedicated volunteer to push the process along. I have not received any

updates in the last month, but Chief Wittig has developed a better plan for responding to, and securing water for any fire that might start in Summervale.

Fall HOA Events

- Garage Sales – 10/8/22
- Triathlon – 10/1/22
- Park Day – Date to be determined
- Halloween Events – 10/29/22
Possible Trunk or Treat (3:00-5:00) and/or Movie in the Park (6:00), if a coordinator can be found.
- Craft Fair – Sara Headden coordinating; more information at the next board meeting
- Santa Photos – if a coordinator can be found

Board Member Transition Efforts

- Samanta Hooten has advised Ryan Mikulenska that she is giving up her HOA board director position. *Art III - Sec 4. Any vacancy occurring in the office of director shall be filled by the President with the advice and consent of a majority of the Board of Directors. A director appointed to fill a vacancy shall serve the unexpired term of the director whom he replaces*
- Jessica McCay attended the meeting at the invitation of Jen Martin to learn more about the HOA, how it works, what is required of a board member and has expressed interest in accepting a board member nomination at the next annual HOA meeting.

Other Business

- Planning for the annual homeowners meeting in January to begin at the next meeting.
- The board would like to review the actives of the Welcoming Committee at the next meeting.


Adjourned

Meeting was adjourned at 9:15 PM

Minutes prepared by Mary Woodruff, Secretary



Mary Woodruff, Secretary



Date of Approval

Granada Hills HOA Monthly Board Meeting - September 2022

Date: 9/19/2022

Location: Lisa Cmerek

Time: 7:00 PM

Call to Order:

Approval of Meeting Minutes

Membership Update

Financials

Pool

Park

Tennis Court

- New Coordinator

Committee Summary

- Transportation
- FireWise

Fall HOA Events

- Garage Sale - 10/8/22
- Triathlon - 10/1/22 - 8:00 AM
- Park Day - 11/5/22

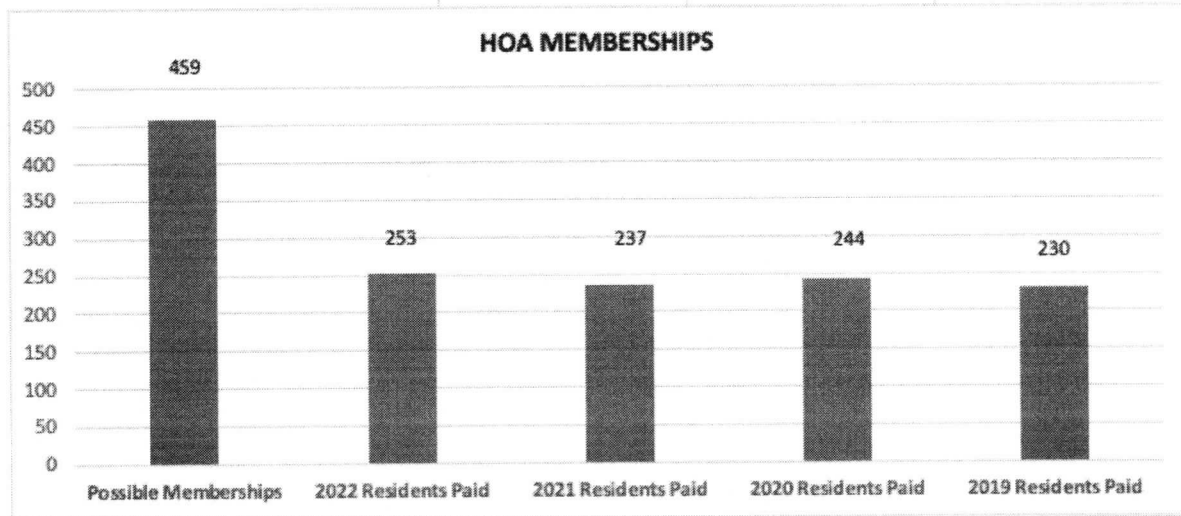
Board Member Transition Efforts

Other Business

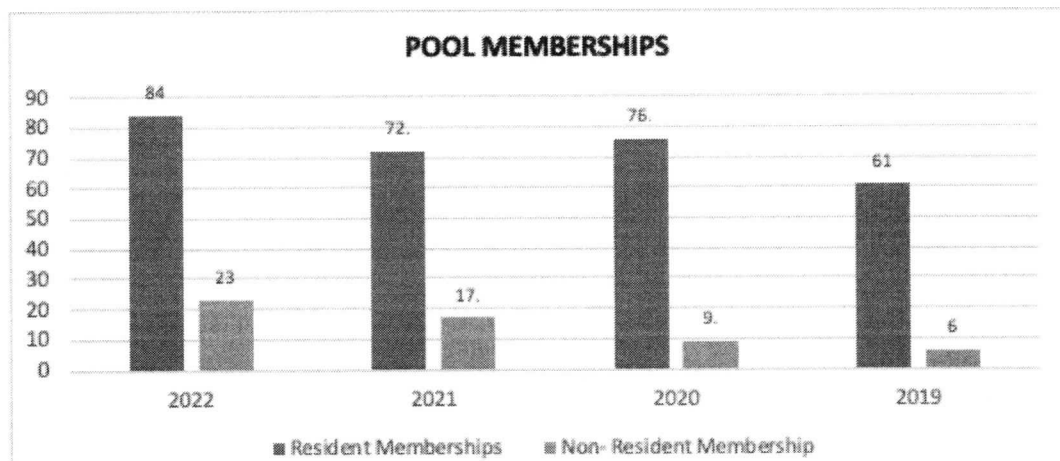
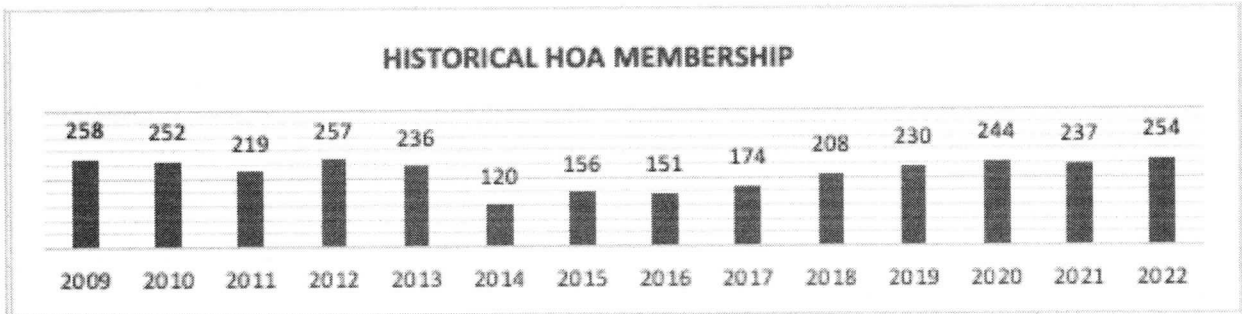
Adjourn:

GRANADA HILLS HOA BOARD MEETING

September 19, 2022



	2022	2021	2020	2019
Member Dues	\$35,034	\$26,292	\$27,032	\$25,540
Donations	\$2,043			



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

Granada Hills Home Owners Association

Balance Sheet As of September 19, 2022

	TOTAL		
	AS OF SEP 19, 2022	AS OF DEC 31, 2021 (PP)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
1000 Association Cash Balance			
1020 Assn Checking- BoA - *3634	71,342.81	34,902.95	36,439.86
1021 (To)From pool acct	-12,741.24	8,540.08	-21,281.32
Total 1000 Association Cash Balance	58,601.57	43,443.03	15,158.54
1001 Pool Cash Balance			
1030 Pool Checking - BoA - *3777	2,560.44	2,973.80	-413.36
1031 (To)From Association acct	12,741.24	-8,540.08	21,281.32
Total 1001 Pool Cash Balance	15,301.68	-5,566.28	20,867.96
Total Bank Accounts	\$73,903.25	\$37,876.75	\$36,026.50
Other Current Assets			
1310 Prepaid sales tax	23.61	25.90	-2.29
1330 Tax Pre Payments/Refunds	724.00	724.00	0.00
Total Other Current Assets	\$747.61	\$749.90	\$ -2.29
Total Current Assets	\$74,650.86	\$38,626.65	\$36,024.21
Fixed Assets			
1590 Land	12,621.00	12,621.00	0.00
Association			
1500 Association Assets	114,846.68	114,846.68	0.00
1600 Accumulated Depreciation - Assn	-105,133.00	-105,133.00	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	\$102,254.54	\$66,230.33	\$36,024.21
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Texas State Comptroller Payable	55.17	52.88	2.29
Tax paid on resale items	-55.17	-52.88	-2.29
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 September 19, 2022

	TOTAL		
	AS OF SEP 19, 2022	AS OF DEC 31, 2021 (PP)	CHANGE
3900 Reserves - Association	66,501.71	64,379.72	2,121.99
3910 Reserves - Pool	-271.38	-271.38	0.00
3920 Allocate Current Net Income	0.00	2,121.99	-2,121.99
Net Income	36,024.21		36,024.21
Total Equity	\$102,254.54	\$66,230.33	\$36,024.21
TOTAL LIABILITIES AND EQUITY	\$102,254.54	\$66,230.33	\$36,024.21

Granada Hills Home Owners Association

Profit and Loss

January 1 - September 19, 2022

	ASSOCIATION	POOL	TOTAL
Income			
4010 Annual Dues	35,352.00		\$35,352.00
4020 Pool revenue		175.00	\$175.00
4021 Pool Membership Fee		34,860.00	\$34,860.00
4022 Pool Rental		2,105.00	\$2,105.00
Total 4020 Pool revenue		37,140.00	\$37,140.00
4025 Tennis Court Rental	980.00		\$980.00
4030 Ad Newsletter	200.00		\$200.00
4040 Donations	1,577.00		\$1,577.00
4044 New Entrance Sign	453.00		\$453.00
Total 4040 Donations	2,030.00		\$2,030.00
4050 Merchandise Sales (Taxable)	37.71		\$37.71
Total Income	\$38,599.71	\$37,140.00	\$75,739.71
GROSS PROFIT	\$38,599.71	\$37,140.00	\$75,739.71
Expenses			
1990 Suspense	13.07		\$13.07
5010 Neighborhood Activities	123.00		\$123.00
5011 Board Meeting Expenses	363.92		\$363.92
5015 July 4th	610.15		\$610.15
5016 Movie Night	26.10		\$26.10
5017 Welcome Wagon	395.00		\$395.00
5018 Brush and bulk pick up	2,040.91		\$2,040.91
5019 Other	496.79		\$496.79
Total 5010 Neighborhood Activities	4,055.87		\$4,055.87
5020 Communications			\$0.00
5021 Newsletter	1,468.73		\$1,468.73
Total 5020 Communications	1,468.73		\$1,468.73
5030 Park Expenses	68.47		\$68.47
5052 Pool Area Maintenance		341.75	\$341.75
5101 Pool attendants		3,000.00	\$3,000.00
5210 Repairs & Maintenance	336.80	76.98	\$413.78
5221 Cleaning		10,110.80	\$10,110.80
5230 Supplies		1,033.04	\$1,033.04
5240 Landscaping	3,602.07		\$3,602.07
5421 Website expenses	440.08		\$440.08
5570 Security		659.24	\$659.24
5572 Portable toilet	1,343.72		\$1,343.72
5680 Outside Organization Dues	200.00		\$200.00
5710 Insurance	3,035.50	3,041.50	\$6,077.00
5750 Office Supplies	399.74		\$399.74
5770 Utilities			\$0.00
5760 Telephone		612.45	\$612.45
5771 Electric	1,063.33	1,771.21	\$2,834.54

Granada Hills Home Owners Association

Profit and Loss

January 1 - September 19, 2022

	ASSOCIATION	POOL	TOTAL
5773 Water	144.00	1,164.58	\$1,308.58
Total 5770 Utilities	1,207.33	3,548.24	\$4,755.57
5811 PayPal fees	1,705.80		\$1,705.80
5940 Taxes			\$0.00
5943 Property taxes	0.00	26.77	\$26.77
Total 5940 Taxes	0.00	26.77	\$26.77
Total Expenses	\$17,877.18	\$21,838.32	\$39,715.50
NET OPERATING INCOME	\$20,722.53	\$15,301.68	\$36,024.21
NET INCOME	\$20,722.53	\$15,301.68	\$36,024.21

Granada Hills Home Owners Association

Profit and Loss

January 1 - September 19, 2022

	ASSOCIATION			POOL			TOTAL		
	JAN 1 - SEP 19, 2022	JAN 1 - SEP 19, 2021 (PY)	JAN 1 - SEP 19, 2022	JAN 1 - SEP 19, 2022	JAN 1 - SEP 19, 2021 (PY)	JAN 1 - SEP 19, 2022	JAN 1 - SEP 19, 2021 (PY)	JAN 1 - SEP 19, 2022	JAN 1 - SEP 19, 2021 (PY)
Income									
4010 Annual Dues	35,352.00	25,458.00				\$35,352.00	\$25,458.00		
4011 Next year's dues		120.00				\$0.00	\$120.00		
4020 Pool revenue			175.00			\$175.00	\$0.00		
4021 Pool Membership Fee			34,860.00		28,119.00	\$34,860.00	\$28,119.00		
4022 Pool Rental			2,105.00		350.00	\$2,105.00	\$350.00		
Total 4020 Pool revenue			37,140.00		28,469.00	\$37,140.00	\$28,469.00		
4025 Tennis Court Rental	980.00	870.00				\$980.00	\$870.00		
4030 Ad Newsletter	200.00	25.00				\$200.00	\$25.00		
4040 Donations	1,577.00	1,532.00		75.00		\$1,577.00	\$1,607.00		
4043 Misc.		360.00				\$0.00	\$360.00		
4044 New Entrance Sign	453.00					\$453.00	\$0.00		
Total 4040 Donations	2,030.00	1,892.00		75.00		\$2,030.00	\$1,967.00		
4050 Merchandise Sales (Taxable)	37.71					\$37.71	\$0.00		
Total Income	\$38,599.71	\$28,365.00	\$37,140.00	\$28,544.00	\$28,544.00	\$75,799.71	\$56,909.00		
GROSS PROFIT	\$38,599.71	\$28,365.00	\$37,140.00	\$28,544.00	\$28,544.00	\$75,799.71	\$56,909.00		
Expenses									
1990 Suspense	13.07	13.59				\$13.07	\$13.59		
5010 Neighborhood Activities	123.00					\$123.00	\$0.00		
5011 Board Meeting Expenses	363.92	346.50				\$363.92	\$346.50		
5015 July 4th	610.15	669.72				\$610.15	\$669.72		
5016 Movie Night	26.10					\$26.10	\$0.00		
5017 Welcome Wagon	395.00	160.00				\$395.00	\$160.00		
5018 Brush and bulk pick up	2,040.91					\$2,040.91	\$0.00		
5019 Other	496.79					\$496.79	\$0.00		
Total 5010 Neighborhood Activities	4,055.87	1,176.22				\$4,055.87	\$1,176.22		
5020 Communications						\$0.00	\$0.00		
5021 Newsletter	1,468.73	1,111.30				\$1,468.73	\$1,111.30		
Total 5020 Communications	1,468.73	1,111.30				\$1,468.73	\$1,111.30		
5030 Park Expenses	68.47	1,176.65		341.75		\$68.47	\$1,176.65		
5052 Pool Area Maintenance						\$0.00	\$0.00		
5101 Pool attendants				3,435.00		\$0.00	\$3,435.00		
5210 Repairs & Maintenance	336.80	1,043.54		76.98		\$336.80	\$2,392.84		

Granada Hills Home Owners Association

Profit and Loss

January 1 - September 19, 2022

	ASSOCIATION			POOL			TOTAL		
	JAN 1 - SEP 19, 2022	JAN 1 - SEP 19, 2021 (PY)	JAN 1 - SEP 19, 2022	JAN 1 - SEP 19, 2022	JAN 1 - SEP 19, 2021 (PY)	JAN 1 - SEP 19, 2022	JAN 1 - SEP 19, 2021 (PY)	JAN 1 - SEP 19, 2022	JAN 1 - SEP 19, 2021 (PY)
5221 Cleaning			10,110.80		13,042.76	\$10,110.80		\$10,110.80	\$13,042.76
5230 Supplies		34.53	1,033.04		620.57	\$1,033.04		\$1,033.04	\$655.10
5240 Landscaping	3,602.07	3,191.67				\$3,602.07		\$3,602.07	\$3,191.67
5421 Website expenses	440.08	69.60				\$440.08		\$440.08	\$69.60
5570 Security			659.24		601.87	\$659.24		\$659.24	\$601.87
5572 Portable toilet	1,343.72	864.80				\$1,343.72		\$1,343.72	\$864.80
5680 Outside Organization Dues	200.00	175.00				\$200.00		\$200.00	\$175.00
5710 Insurance	3,035.50	4,100.00	3,041.50		4,106.00	\$6,077.00		\$6,077.00	\$8,206.00
5740 Postage and Delivery		11.00				\$0.00		\$0.00	\$11.00
5750 Office Supplies	399.74	168.65				\$399.74		\$399.74	\$168.65
5770 Utilities						\$0.00		\$0.00	\$0.00
5760 Telephone			612.45		629.04	\$612.45		\$612.45	\$629.04
5771 Electric	1,063.33	1,094.33	1,771.21		1,757.65	\$2,834.54		\$2,834.54	\$2,851.98
5773 Water	144.00	144.00	1,164.58		575.78	\$1,308.58		\$1,308.58	\$719.78
Total 5770 Utilities	1,207.33	1,238.33	3,548.24		2,962.47	\$4,755.57		\$4,755.57	\$4,200.80
5811 PayPal fees	1,705.80	979.64				\$1,705.80		\$1,705.80	\$979.64
5940 Taxes						\$0.00		\$0.00	\$0.00
5943 Property taxes	0.00		26.77			\$26.77		\$26.77	\$0.00
Total 5940 Taxes	0.00	0.00	26.77		26.77	\$26.77		\$26.77	\$0.00
5951 Permit		167.89				\$0.00		\$0.00	\$167.89
Total Expenses	\$17,877.16	\$15,522.41	\$21,838.32		\$26,117.97	\$39,715.50		\$41,640.38	\$41,640.38
NET OPERATING INCOME	\$20,722.53	\$12,842.59	\$15,301.68		\$2,426.03	\$36,024.21		\$15,268.62	\$15,268.62
NET INCOME	\$20,722.53	\$12,842.59	\$15,301.68		\$2,426.03	\$36,024.21		\$15,268.62	\$15,268.62