

## Granada Hills HOA Annual Meeting

March 7, 2021

The annual meeting of the Granada Hills HOA was called to order by Eric Brown at 4:12 p.m. at the Granada Hills HOA Park.

**Board Members in Attendance:** Eric Brown, Rosa Downs, Ryan Mikulenska, Bill Schiller, Mary Woodrow, Sara Headden, Scott Budd, Leslie Pearson. Unable to attend: Lisa Cmerek.

**Homeowners in Attendance:** Terri and Sergio Bribiesca; Erica Brown; Gina and Scott Budd; Linda Garner and Lindsay Chervenak; Hope Dyson; Gloria and Robert Franco; Bill Garner; Lori Gonzalez; Jen and Alex Martin; Sheryl Lowe; Robin Newton; Mike Pearson; Stan and Diane Powers; Roy Ribelin; Jennifer Ross; Bill Schiller; Jim and Peggy Shaw; David Sherby; Laura Terry; Felix Villarreal; and Mary Woodruff.

### **Approval of Minutes:**

Motion was made by Bill Schiller to approved the February 8, 2021 minutes; seconded by Leslie Person to approve the February 8, 2021 minutes. Motion passed unanimously.

### **Welcome/Introduction of Current Board Members/Outgoing Board Members:**

Eric Brown welcomed the HOA members in attendance and introduced the Current Board Members. David Sherby will continue as the Tennis Coordinator; Erica Lindy will continue as the Pool Coordinator; and Sheryl Lowe will continue as Chair of Welcome Wagon Committee.

### **Financials and Trends 2020:**

Leslie Pearson gave the following update: The HOA has \$1,000 more in the bank than budgeted; we spent almost \$30,000 in major pool renovations including resurfacing both the pool and kiddie pools; despite COVID-19 last year the pool sign-up system went very well; and pool maintenance much easier. We currently have almost \$36,000 in the bank with no debts at the end of the year.

### **HOA Actions in 2020:**

Eric Brown noted the following HOA actions: The HOA spent \$7,000 in park maintenance and improvements (trimming trees, repaired/re-stained the bridge; both the tennis court and basketball court were pressure washed; court lines were added; and the picnic tables and the drinking fountains were repaired. We also switched to Homegrown Services (local landscaper – Mr. Barron) for mowing, trimming, and pruning. The HOA also pays for the lights and power at the tennis and basketball courts, park area, both intersections off of Gallant Fox and 1826; and the light at El Rey and Candelaria. The HOA also installed a new swing 1 ½ years ago, and added kiddie cushion (soft mulch). Hope Dyson requested the HOA add more kiddie cushion around the merry go round.

### **Oak Hill Parkway Update:**

The front entrance empty lot is signed and fenced to protect the lot owned by TxDOT. There are maps and drawings on the HOA website. Eric Brown requested TxDot keep all the cedars in place as a noise buffer. Eric Brown and Scott Budd have established a good relationship with TxDot and now working with Colorado River Contractors (who are building the main parkway). Currently there isn't anything set in stone regarding a new entrance sign and landscaping. Eric Brown will be meeting with the Oak Hill

Parkway designers regarding additional expected traffic coming through our neighborhood. If anyone has questions for TxDot regarding the parkway, please email the Board.

The Board also approved installing a Port-a-Potty right against the pool fence – to be positioned so it's not in view; with weekly service, and a light over it at night. This is a temporary option until the Board decides on a permanent option.

**Granada Ridge Apartments:**

Eric Brown informed the members there will not be any apartment traffic driving in and out of Granada Hills; there will be emergency access for the fire department. The luxury apartments will be four stories tall (behind Candelaria and Cima Circle) with the apartments closer to 290. With podium parking (park under structure), it will make it 5 stories tall. The front side of Candelaria will have some view of the buildings. The HOA is limited on submitting requests to the developer; and requests for bids to start construction have started.

**Seton SW Firebreak Install:**

Seton SW is establishing a firebreak with Summervale and Granada Hills. The firebreak consists of a 30' firebreak in cooperation with Pedernales and their power lines (15' with Pedernales and 15' with Seton SW).

**Neighborhood Goals in 2021:**

The Board is in agreement in purchasing a radar sign at a cost of \$2,500, plus installation at \$2,000 from a provider in Dallas. The sign runs off solar and a battery. Before the Board can install the radar sign, the HOA will need a permit from Travis County and approval to place the sign on their right-of-way. Also, a speed study was done on Adobe of which the majority of speed was 30mph. Park improvements will continue as needed.

**Board Member Elections:**

Eric Brown thanked Rosa Downs, Bill Schiller, and Leslie Pearson for their years of service to the HOA since 2015. They will tutor and assist whoever takes over their current positions.

**Board Nominations:**

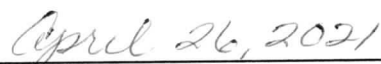
Motion was made by Rosa Downs, seconded by Felix Villarreal to accept the 2021 board nominations as follows: (1) 2-year term of new board members Jen Klentzman, Roy Ribelin, Linda Garner and Samantha Hooten; (2) new 2-year term for current board members Scott Budd, Sara Headden and Lisa Cmerick; (3) 1-year term of Eric Brown as Honorary Director, non-voting member for the remainder of 2021; and (4) remaining 1 year of 2-year term of Ryan Mikulenka and Mary Woodruff. All were voted in and Motion passed unanimously by all members in attendance.

The new Board will pick a date to have a meeting (virtual or personal) and vote on officer positions. President, Treasurer, Secretary, and Vice President.

**Meeting adjourned @ 4:58 p.m.**

**Prepared by Rosa Downs, Secretary**

  
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Mary Woodruff, Secretary

  
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Date of Approval