

November 4, 2019
2019 Granada Hills HOA Board Meeting

A meeting of the Board of Directors was called to order by Eric Brown at 7:07 p.m. at the home of Lisa Cmerek, 7914 El Dorado Drive.

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

Board Member Not in Attendance: Lindsay Chervenak

Approval of Minutes:

Motion was made by Bill Schiller and seconded by Lisa Cmerek, to approve the September 26, 2019 minutes. Motion passed unanimously.

Treasurer's Report:

Leslie Pearson went over the Profit and Loss Statement for both the HOA and the Pool. The pool, which still has monthly expenses with no income, will be closer to break even by the end of the year. Bill Schiller will write a 30% check payable to Paradise Pool and submit pool supply orders before the end of the year. A new entrance flag was purchased by Eric Brown which is now bolted in and high enough to deter vandalism. The Board also discussed preparing for Annual Meeting (January 9th at the Stillwater Retreat Center with a 6:30 p.m. start time).

Vice President's Report:

Troy Spink reported Code Next is having their open meeting today and will discuss the sale of the ACC Pinnacle and 12 acres for \$18.5M which was approved in a committee meeting this afternoon. If the ACC can get a majority vote (super majority) in selling 1/3 of their property, then it passes without going to vote. The Board also discussed trespassing by the homeless. In order for a homeless person to be cited by the Travis County Sherriff, we need to be present.

President's Report:

Landscaping Issues: Eric Brown discussed landscaping issues at 8405 El Rey and 9207 San Diego; letters sent and responses received by the homeowners.

Seton Ascension: Eric Brown will also be writing a letter to Seton Ascension to consider our request for creating a 30' shaded firebreak (Hwy. 290 to Summervale to Granada Hills subdivision); and will also reference the homeless camp situation. 400+ brochures will also be put in the next newsletter mailing "How to Prepare Your Home for Wildfires" to all homeowners.

Gaga Pit: The gaga pit is currently being built by volunteers.

Pool Tile: Eric Brown brought tile samples to choose from for the side of the pool.

Message Board: The Board discussed different options on where to put the current message board located at the entrance; Brian Pudder to prepare a mock up for the monument at the entrance; ways in which we can acquire some of the vacant property via a transfer to the County, then have the County dedicate it back to GH HOA; the need to get the easement, then work in power, water, etc.

Newsletter: Bill Schiller has received \$150 in ads; some of which are still to be paid.

Holiday Craft Market Planning:

Sara Headden reported the Holiday Craft event will be held on November 16th, Noon-4pm. Coffee, hot chocolate will be provided by the HOA.

New Business:

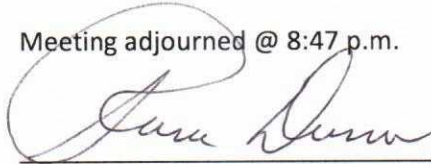
Scott Budd discussed mailing invoices to everyone who hasn't paid their voluntary HOA dues; and the new house being built across the Lowes residence. There being no architectural committee formed for that section, Eric Brown gave the builder the deed restrictions to ensure they were in compliance; and if the builder had any questions, he should contact the County.

New Pool Contract:

Last month the Board verbally agreed to execute the Paradise Pool contract once we had the chance to meet with Brendan and discuss any remaining concerns. The Board members voted unanimously, via email, to: Accept the Paradise Pool Re-plastering Bid (with Quartzite) of \$28,429.00 and start the re-plaster process. The Board will discuss and choose a quartzite color and type of tile at the next Board meeting.

The next Board meeting is scheduled for Tuesday, December 3rd @ 7:00 p.m. to discuss the budget, annual January meeting; and Bylaws (2 meetings a year down to once a year; and not pro-rating dues).

Meeting adjourned @ 8:47 p.m.



Rosa Downs, Secretary

12/3/19

Date of Approval