

Granada HOA Board Meeting Minutes

June 27, 2022

In-person meeting was held at the home of Scott Budd, 9014 El Rey Blvd, Austin, TX and was called to order at 7:07 PM.

Board members in attendance included Scott Budd, Linda Garner, Samantha Hooten, Jen Martin, Ryan Mikulenska, Roy Ribelin and Mary Woodruff; not attending were Lisa Cmerek and Sara Headden.

Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meetings held on 05/23/2022 was made by Ryan Mikulenska, seconded by Scott Budd, and unanimously approved.

Financials

- The following financial reports were presented by Linda Garner for the Board's review and discussion. Copies are attached hereto for reference.
 - Balance Sheet as of 6/27/2022
 - Profit and Loss 1/1/2022 – 6/27/2022
 - Profit and Loss – Comparative 1/1/2022 – 6/27/2022
- Jen Martin has protested the 2022 Travis County Appraisal District appraised value on both of the HOA park properties and is awaiting a hearing date to be set.
- Discussion regarding our process of handling payments and the time lapse to get checks deposited. Future communications should advise homeowners to anticipate a delay their checks being deposited. Linda Garner will explore options for ways to speed up the deposit process.
- Mary Woodruff will explore the possibility of migrating our member data into a subscription-based membership management application and report back to the board.

Membership

- A HOA and Pool Membership Report as of 6/28/2022 was presented for review and discussion. A copy is attached hereto for reference.

Park Maintenance

- A Fall Park Day was set for Saturday, October 15th. The focus will be on (1) clearing out and preparing the flower bed at El Rey & Espanola for a spring planting; (2) painting pool bathrooms; and (3) pool season end storage.
- Scott Budd is still awaiting detailed seasonal park maintenance schedule from Homegrown Lawns Austin.

July 4th Celebration

- 7:30 - 5K Fun Run – Ryan Mikulenska
- 10:00 – Parade start @ vacant lot on El Dorado
- 10:00 – Oak Hill Fire Department participation in the parade confirmed by Ryan Mikulenska
- 11:00 – Food Truck confirmed by Jen Martin
- 12:00 – 1:30 – Good Times Austin Ice Cream Truck confirmed by Linda Garner
- All Day – Open Swim
- Drinks: Ryan Mikulenska to provide water at the parade start and corner of El Dorado & El Rey
Jen Martin will purchase 3 / 24 packs of Ranch Water and the company will match our purchase
- Signage – Scott Budd, Ryan Mikulenska and Roy Ribelin

Tennis Court

- Ryan Mikulenska was recently contacted by a resident who may be interested in the tennis court coordinate role and will follow-up.
- Ryan Mikulenska does not have a quote yet for the resurfacing/restriping of the tennis court for pickle ball but will gather information on what is necessary to upgrade to a pickle ball court for the board's review.

Pool

- One pool attendant will need to be back filled at the end of summer and it has been determined that a third pool attendant is needed. There will need to be an orientation and training session scheduled for all pool attendants and an email calendar established.

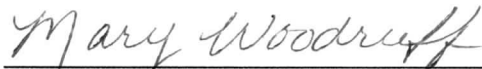
Miscellaneous Business

- Scott Budd advised that the pool parking lots need to be resurfaced/resealed. It has been four years since the pool parking lots have been treated and that they are showing signs of cracks that will destroy the asphalt over time.
- MOTION TO APPROVE the resurfacing/resealing of the pool parking lots at a cost not to exceed \$2,500.00 was made by Ryan Mikulenska, seconded by Scott Budd and unanimously approved.

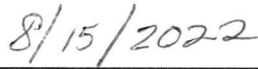
Adjourned

Meeting was adjourned at 8:50 PM

Minutes prepared by Mary Woodruff, Secretary



Mary Woodruff, Secretary



Date of Approval

Granada Hills Homeowner's Association Monthly Meeting

Date: 6.27.2022

Call to Order

Approval of Minutes

Financials

Membership

4th of July Event

Tennis

Park

Pool

Misc Business

Adjourn:

Granada Hills Home Owners Association

Balance Sheet As of June 27, 2022

	TOTAL		
	AS OF JUN 27, 2022	AS OF DEC 31, 2021 (PP)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
1000 Association Cash Balance			
1020 Assn Checking- BoA - *3634	76,063.66	34,902.95	41,160.71
1021 (To)From pool acct	-10,333.56	8,540.08	-18,873.64
Total 1000 Association Cash Balance	65,730.10	43,443.03	22,287.07
1001 Pool Cash Balance			
1030 Pool Checking - BoA - *3777	2,861.10	2,973.80	-112.70
1031 (To)From Association acct	10,333.56	-8,540.08	18,873.64
Total 1001 Pool Cash Balance	13,194.66	-5,566.28	18,760.94
Total Bank Accounts	\$78,924.76	\$37,876.75	\$41,048.01
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	\$79,672.37	\$38,626.65	\$41,045.72
Fixed Assets			
1590 Land	12,621.00	12,621.00	0.00
Association	9,713.68	9,713.68	0.00
Pool	5,269.00	5,269.00	0.00
Total Fixed Assets	\$27,603.68	\$27,603.68	\$0.00
TOTAL ASSETS	\$107,276.05	\$66,230.33	\$41,045.72
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
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			
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	41,045.72		41,045.72
Total Equity	\$107,276.05	\$66,230.33	\$41,045.72
TOTAL LIABILITIES AND EQUITY	\$107,276.05	\$66,230.33	\$41,045.72

Granada Hills Home Owners Association

Profit and Loss

January 1 - June 27, 2022

	ASSOCIATION	POOL	TOTAL
Income			
4010 Annual Dues	33,312.00		\$33,312.00
4020 Pool revenue			\$0.00
4021 Pool Membership Fee		32,430.00	\$32,430.00
4022 Pool Rental		1,755.00	\$1,755.00
Total 4020 Pool revenue		34,185.00	\$34,185.00
4025 Tennis Court Rental	980.00		\$980.00
4030 Ad Newsletter	200.00		\$200.00
4040 Donations	1,457.00		\$1,457.00
4044 New Entrance Sign	453.00		\$453.00
Total 4040 Donations	1,910.00		\$1,910.00
4050 Merchandise Sales (Taxable)	37.71		\$37.71
Total Income	\$36,439.71	\$34,185.00	\$70,624.71
GROSS PROFIT	\$36,439.71	\$34,185.00	\$70,624.71
Expenses			
5010 Neighborhood Activities	123.00		\$123.00
5011 Board Meeting Expenses	263.22		\$263.22
5018 Brush and bulk pick up	2,040.91		\$2,040.91
5019 Other	496.79		\$496.79
Total 5010 Neighborhood Activities	2,923.92		\$2,923.92
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
5101 Pool attendants		1,800.00	\$1,800.00
5210 Repairs & Maintenance	336.80	76.98	\$413.78
5221 Cleaning		6,971.44	\$6,971.44
5230 Supplies		1,033.04	\$1,033.04
5240 Landscaping	2,817.26		\$2,817.26
5570 Security		207.84	\$207.84
5572 Portable toilet	856.13		\$856.13
5680 Outside Organization Dues	200.00		\$200.00
5710 Insurance	3,041.50	3,041.50	\$6,083.00
5750 Office Supplies	85.28		\$85.28
5770 Utilities			\$0.00
5760 Telephone		463.95	\$463.95
5771 Electric	671.70	1,116.87	\$1,788.57
5773 Water	96.00	685.67	\$781.67
Total 5770 Utilities	767.70	2,266.49	\$3,034.19
5811 PayPal fees	1,589.14		\$1,589.14
5940 Taxes			\$0.00
5943 Property taxes	0.00	26.77	\$26.77

Granada Hills Home Owners Association

Profit and Loss

January 1 - June 27, 2022

	ASSOCIATION	POOL	TOTAL
Total 5940 Taxes	0.00	26.77	\$26.77
Total Expenses	\$14,154.93	\$15,424.06	\$29,578.99
NET OPERATING INCOME	\$22,284.78	\$18,760.94	\$41,045.72
NET INCOME	\$22,284.78	\$18,760.94	\$41,045.72

Granada Hills Home Owners Association

Profit and Loss

January 1 - June 27, 2022

	ASSOCIATION			POOL			TOTAL	
	JAN 1 - JUN 27, 2022	JAN 1 - JUN 27, 2021 (PY)	JAN 1 - JUN 27, 2022	JAN 1 - JUN 27, 2022	JAN 1 - JUN 27, 2021 (PY)	JAN 1 - JUN 27, 2022	JAN 1 - JUN 27, 2021 (PY)	
Income								
4010 Annual Dues	33,312.00		24,762.00			\$33,312.00	\$24,762.00	
4011 Next year's dues			120.00			\$0.00	\$120.00	
4020 Pool revenue						\$0.00	\$0.00	
4021 Pool Membership Fee				32,430.00	24,259.00	\$32,430.00	\$24,259.00	
4022 Pool Rental				1,755.00		\$1,755.00	\$0.00	
Total 4020 Pool revenue				34,185.00	24,259.00	\$34,185.00	\$24,259.00	
4025 Tennis Court Rental	980.00		750.00			\$980.00	\$750.00	
4030 Ad Newsletter	200.00		25.00			\$200.00	\$25.00	
4040 Donations	1,457.00		1,532.00		75.00	\$1,457.00	\$1,607.00	
4043 Misc.			360.00			\$0.00	\$360.00	
4044 New Entrance Sign	453.00					\$453.00	\$0.00	
Total 4040 Donations	1,910.00		1,892.00		75.00	\$1,910.00	\$1,967.00	
4050 Merchandise Sales (Taxable)	37.71					\$37.71	\$0.00	
Total Income	\$36,439.71		\$27,549.00	\$34,185.00	\$24,334.00	\$70,624.71	\$51,883.00	
GROSS PROFIT	\$36,439.71		\$27,549.00	\$34,185.00	\$24,334.00	\$70,624.71	\$51,883.00	
Expenses								
5010 Neighborhood Activities	123.00					\$123.00	\$0.00	
5011 Board Meeting Expenses	263.22		346.50			\$263.22	\$346.50	
5017 Welcome Wagon			160.00			\$0.00	\$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	2,923.92		506.50			\$2,923.92	\$506.50	
5020 Communications						\$0.00	\$0.00	
5021 Newsletter	1,468.73		768.69			\$1,468.73	\$768.69	
Total 5020 Communications	1,468.73		768.69			\$1,468.73	\$768.69	
5030 Park Expenses	68.47		1,176.65			\$68.47	\$1,176.65	
5101 Pool attendants				1,800.00	2,280.00	\$1,800.00	\$2,280.00	
5210 Repairs & Maintenance	336.80		1,043.54	76.98	1,264.30	\$413.78	\$2,307.84	
5221 Cleaning				6,971.44	7,132.29	\$6,971.44	\$7,132.29	
5230 Supplies			34.53	1,033.04	620.57	\$1,033.04	\$655.10	
5240 Landscaping			2,447.45			\$2,447.45	\$2,447.45	
5570 Security	2,817.26					\$2,817.26	\$523.93	
5572 Portable toilet	856.13		448.64	207.84	523.93	\$207.84	\$856.13	

Granada Hills Home Owners Association

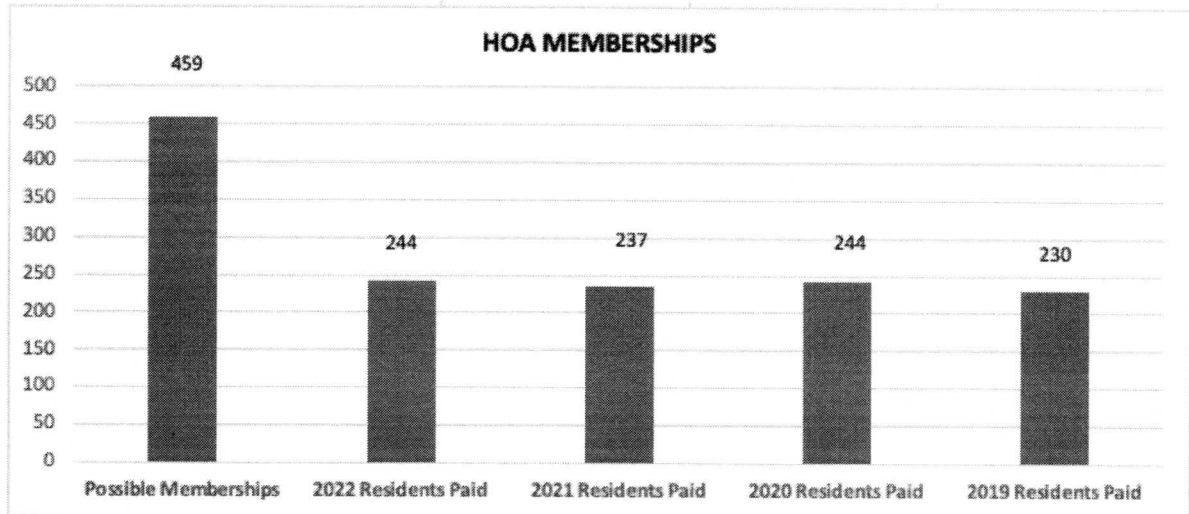
Profit and Loss

January 1 - June 27, 2022

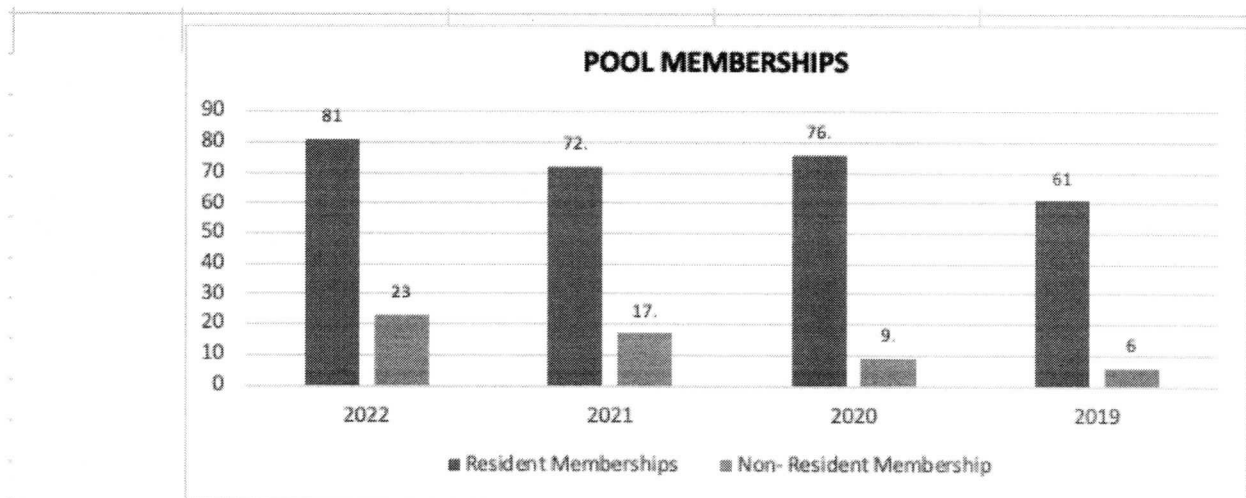
	ASSOCIATION			POOL			TOTAL	
	JAN 1 - JUN 27, 2022	JAN 1 - JUN 27, 2021 (PY)	JAN 1 - JUN 27, 2022	JAN 1 - JUN 27, 2022	JAN 1 - JUN 27, 2021 (PY)	JAN 1 - JUN 27, 2022	JAN 1 - JUN 27, 2021 (PY)	
5680 Outside Organization Dues	200.00	175.00				\$200.00	\$175.00	
5710 Insurance	3,041.50	4,106.00		3,041.50	4,106.00	\$6,083.00	\$8,212.00	
5740 Postage and Delivery		11.00				\$0.00	\$11.00	
5750 Office Supplies	85.28	168.65				\$85.28	\$168.65	
5770 Utilities						\$0.00	\$0.00	
5760 Telephone				463.95	470.78	\$463.95	\$470.78	
5771 Electric	671.70	693.69		1,116.87	1,126.39	\$1,788.57	\$1,820.08	
5773 Water	96.00	96.00		685.67	313.72	\$781.67	\$409.72	
Total 5770 Utilities	767.70	789.69	2,266.49	1,910.89		\$3,034.19	\$2,700.58	
5811 PayPal fees	1,589.14	887.99				\$1,589.14	\$887.99	
5940 Taxes						\$0.00	\$0.00	
5943 Property taxes	0.00		26.77			\$26.77	\$0.00	
Total 5940 Taxes	0.00		26.77			\$26.77	\$0.00	
5951 Permit		167.89				\$0.00	\$167.89	
Total Expenses	\$14,154.93	\$12,732.22	\$15,424.06	\$17,837.98		\$29,578.99	\$30,570.20	
NET OPERATING INCOME	\$22,284.78	\$14,816.78	\$18,760.94	\$6,496.02		\$41,045.72	\$21,312.80	
NET INCOME	\$22,284.78	\$14,816.78	\$18,760.94	\$6,496.02		\$41,045.72	\$21,312.80	

GRANADA HILLS HOA BOARD MEETING

June 27, 2022



	2022	2021	2020	2019
Member Dues	\$33,594	\$26,292	\$27,032	\$25,540
Donations	\$2,043			



	2022	2021	2020	2019
Residents	\$24,540	\$21,700	\$21,310	\$17,900
Non-Residents	\$9,515	\$6,010	\$3,420	\$1,985