

Granada HOA Board Meeting Minutes

February 27, 2023

In-person meeting was held at the home of Scott Budd, 9014 El Rey Blvd, Austin, TX and was called to order at 7:13 PM.

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

Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meetings held on 12/16/2022 and the Annual HOA Meeting held on 01/22/2023 was made by Ryan Mikulenka, seconded by Scott Budd and unanimously approved.

Resident Comments

- No resident guests were in attendance at this meeting.

Financials

- The following financial reports were provided by Linda Garner/ Lisa Cmerek. Copies are attached hereto for reference.
 - Balance Sheet as of 02/26/23
 - Profit and Loss 1/1/23 – 02/26/23

Membership Updates

- A HOA Membership Report as of 02/27/23 was presented for review and discussion. A copy is attached hereto for reference.
- Scott Budd will order a sign to hang on the Granada Hills sign at El Rey and Espanola. "Pay our HOA Dues – www.granadahillshoa.org"
- No update on the transition of the Welcome Wagon initiative from Sheryl Lowe to Jen Martin.
- Ryan Mikulenka and Linda Garner volunteered to each visit with three non-HOA member homeowners regarding HOA membership.

Ice Storm Event

- Sara Headden was recognized for her efforts to communicate information to the community during a difficult time for everyone.
- Eric Brown's Firewise committee report was reviewed, and the Board wants to move forward with an initiative to educate and communicate the fire risks associated with the debris remaining after the county provided clean-up effort.
- Ryan Mikulenka will be meeting with Ann Howard and will address the Granada Hills homeowner concern previously brought to the board's attention regarding tree trimming and will also address the debris cleanup.

Park

- The previously announced My Park Day scheduled for 03/04/23 will be postponed to 04/15/23, This will allow for additional time for the debris to be picked up. Sara Headden will send out a HOA member email advising of the last-minute change.

Pool

- Discussion regarding summer events at the pool to encourage membership. An 'After Work Happy Hour' was proposed and Ryan Mikulenska will take the lead on planning this event.

Tennis Court

- A concern regarding the early morning use of the tennis court lights submitted by a resident was addressed. Upon confirming the published times, the incident cited was within the permitted times. The court users will be advised that lights are not permitted prior to their reserved time of the first AM slot.

Board Member Transition

- The board continues to discuss the need to recruit residents to serve on the HOA board.
- The board discussed supporting neighborhood block parties to encourage community engagement.

Annual Meeting

- The board appreciates Still Waters allowing us the use of their facility for this meeting each year.
- Sara Headden has reached out via email to those attendees who expressed interest in volunteering.

Committee Updates

Oak Hill Parkway – as provided by Eric Brown

- The Concrete Batch Plant (just east of the PUG Mill) is operational. The plant will be used as early as 4am on some occasions, but not until the summer.
- Work on the El Rey detention pond (just to your left when exiting GH) will continue, but just during the day. Once completed, the existing road asphalt will extend right to the edge of the pond to complete the 3-lane wide frontage road.
- Once the westbound frontage roads are completed (construction to start shortly) the main lanes of 290 will be closed and all traffic will be moved to the new frontage roads sometime in early 2024. During this period (and until the new main lanes are reopened, there will be a temporary traffic signal set up at El Rey Blvd to allow a protected right turn eastbound. Currently TxDOT's final design does not include a protected right turn (ingress/egress) for Granada Hills Residents.
- The HOA has officially requested a landscape plan review for the areas between the frontage road and back fences. This won't happen until the frontage roads are complete.

Firewise – as provided by Eric Brown

- Regarding a "brush" collection event, I've spoken with the Lake Travis Wildfire mitigation team and they can chip an estimated 150-200 cubic yards of brush (piled at the park) for \$1500-2000. We'd need to provide the dumpsters to collect and haul the chipped material away.
- Given the current state of the neighborhood, there will still be lots of fire fuel in everyone's "way back" and another big cleanup would be wise. All of the more wild parts of our neighborhood and surrounding areas will be full of dead limbs and branches for years AND t2023 is expected to be warmer and drier. Perhaps this should be our \$\$ focus this spring instead of a bulk junk collection.

Granada Ridge Apartments – as provided by Anna Coots

- The land prep phase should be finishing up any day, as the excavating company is contracted through the end of February.
- Earthwork is still on track as mentioned previously.
- Wet utility operations have started on site. Trench excavation will be on-going over the next few weeks throughout the site. Then, the GC will be installing pipe in the ground over the next couple months.
- No start date for building has been provided. Based on the above point, building could begin in May earliest.

Other Business

- The board discussed the need to update the website to provide residents with resources regarding the deed restrictions specific to each section.

Adjourned

Meeting was adjourned at 9:36 PM

Minutes prepared by Mary Woodruff, Secretary



Mary Woodruff, Secretary



Date of Approval

Granada Hills HOA

Monthly Board Meeting Agenda – February 2023

2.27.2023 – 7:00 PM – @ Scott and Gina Budd's House

Call to Order

Approval of Meeting Minutes

Resident Comments

Financials

Membership Update

Ice Storm Event

- Board Response
- Action Items

2023 Events

Park

- It's My Park Day
- Cleanup Efforts

Pool

Tennis Court

- Hours of Operation

Committee Updates

Board Member Transition

Annual Meeting Recap

Other Business:

Granada Hills Home Owners Association

Balance Sheet As of February 26, 2023

	TOTAL		
	AS OF FEB 26, 2023	AS OF DEC 31, 2022 (PP)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
1000 Association Cash Balance			
1020 Assn Checking- BoA - *3634	75,497.73	63,090.93	12,406.80
1021 (To)From pool acct	5,469.35	-362.29	5,831.64
Total 1000 Association Cash Balance	80,967.08	62,728.64	18,238.44
1001 Pool Cash Balance			
1030 Pool Checking - BoA - *3777	1,540.25	937.29	602.96
1031 (To)From Association acct	-5,469.35	362.29	-5,831.64
Total 1001 Pool Cash Balance	-3,929.10	1,299.58	-5,228.68
Total Bank Accounts	\$77,037.98	\$64,028.22	\$13,009.76
Other Current Assets			
1310 Prepaid sales tax	23.61	23.61	0.00
1330 Tax Pre Payments/Refunds	724.00	724.00	0.00
Total Other Current Assets	\$747.61	\$747.61	\$0.00
Total Current Assets	\$77,785.59	\$64,775.83	\$13,009.76
Fixed Assets			
1590 Land			
Association	12,621.00	12,621.00	0.00
1500 Association Assets			
1600 Accumulated Depreciation - Assn	118,047.63	118,047.63	0.00
Total Association	9,713.68	9,713.68	0.00
Pool			
1530 Pool Assets			
1630 Accumulated depreciation - pool	161,150.00	161,150.00	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	\$105,389.27	\$92,379.51	\$13,009.76
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Texas State Comptroller Payable	55.17	55.17	0.00
Tax paid on resale items	-55.17	-55.17	0.00
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

Profit and Loss
January 1 - February 26, 2023

	ASSOCIATION		POOL		TOTAL	
	JAN 1 - FEB 26, 2023	JAN 1 - FEB 26, 2022 (PY)	JAN 1 - FEB 26, 2023	JAN 1 - FEB 26, 2022 (PY)	JAN 1 - FEB 26, 2023	JAN 1 - FEB 26, 2022 (PY)
Income						
4010 Annual Dues	24,460.00	4,608.00			\$24,460.00	\$4,608.00
4020 Pool revenue					\$0.00	\$0.00
4021 Pool Membership Fee			1,370.00	1,220.00	\$1,370.00	\$1,220.00
Total 4020 Pool revenue			1,370.00	1,220.00	\$1,370.00	\$1,220.00
4030 Ad Newsletter	175.00	200.00			\$175.00	\$200.00
4032 Raffle Tickets	100.00				\$100.00	\$0.00
4040 Donations	725.00	39.00			\$725.00	\$39.00
4044 New Entrance Sign	230.00	50.00			\$230.00	\$50.00
Total 4040 Donations	955.00	89.00			\$955.00	\$89.00
4050 Merchandise Sales (Taxable)		27.71			\$0.00	\$27.71
Total Income	\$25,690.00	\$4,924.71	\$1,370.00	\$1,220.00	\$27,060.00	\$6,144.71
GROSS PROFIT	\$25,690.00	\$4,924.71	\$1,370.00	\$1,220.00	\$27,060.00	\$6,144.71
Expenses						
5010 Neighborhood Activities	117.79	123.00			\$117.79	\$123.00
5011 Board Meeting Expenses	128.53	96.46			\$128.53	\$96.46
5013 General Meeting	75.00				\$75.00	\$0.00
5019 Other		133.44			\$0.00	\$133.44
Total 5010 Neighborhood Activities	321.32	352.90			\$321.32	\$352.90
5020 Communications					\$0.00	\$0.00
5021 Newsletter	262.79				\$262.79	\$0.00
Total 5020 Communications	262.79				\$262.79	\$0.00
5040 Tennis Court	810.23				\$810.23	\$0.00
5101 Pool attendants	4,100.00		1,500.00	300.00	\$5,600.00	\$300.00
5221 Cleaning & chemicals			4,502.14	1,526.06	\$4,502.14	\$1,526.06
5240 Landscaping	649.50	668.44			\$649.50	\$668.44
5570 Security			29.77	103.92	\$29.77	\$103.92
5572 Portable toilet	325.06	277.44			\$325.06	\$277.44
5680 Outside Organization Dues		175.00			\$0.00	\$175.00
5750 Office Supplies	42.64				\$42.64	\$0.00
5770 Utilities					\$0.00	\$0.00
5760 Telephone			151.90	157.04	\$151.90	\$157.04
5771 Electric	139.39	137.65	241.55	373.98	\$380.94	\$511.63
5773 Water	32.00	32.00	173.32	416.18	\$205.32	\$448.18

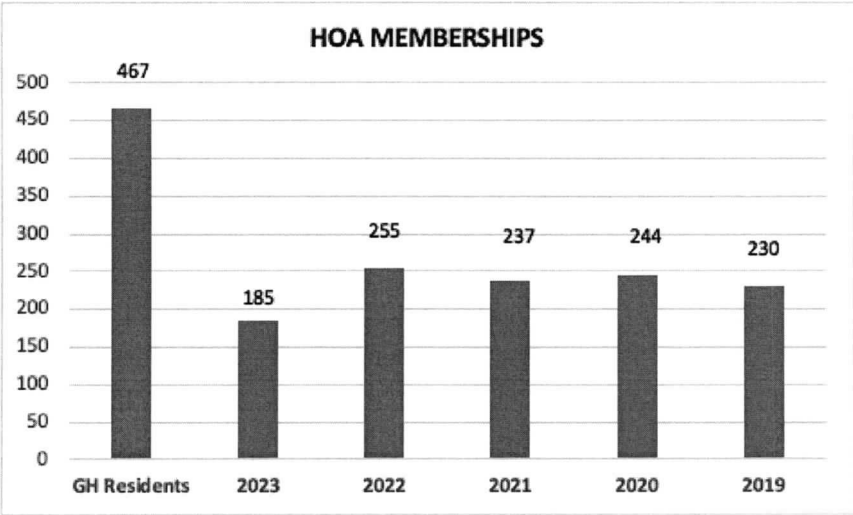
Granada Hills Home Owners Association

Balance Sheet As of February 26, 2023

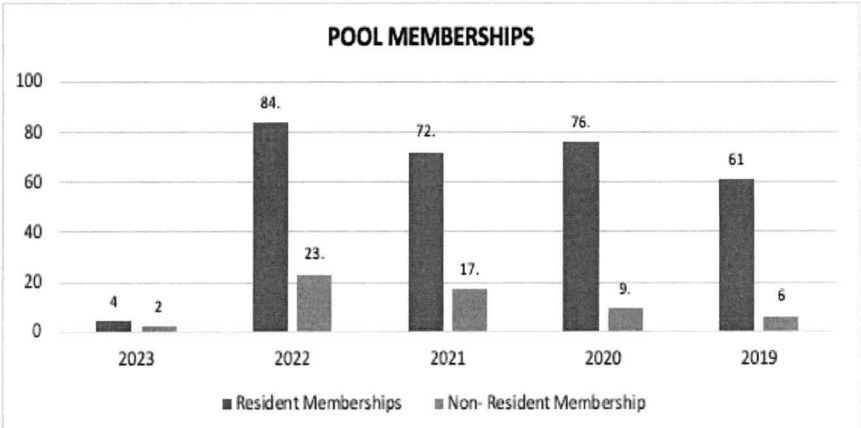
		TOTAL		
	AS OF FEB 26, 2023	AS OF DEC 31, 2022 (PP)	CHANGE	
3900 Reserves - Association	92,650.89	92,650.89	0.00	
3910 Reserves - Pool	-271.38	-271.38	0.00	
Net Income	13,009.76		13,009.76	
Total Equity	\$105,389.27	\$92,379.51	\$13,009.76	
TOTAL LIABILITIES AND EQUITY	\$105,389.27	\$92,379.51	\$13,009.76	

GRANADA HILLS HOA BOARD MEETING

February 27, 2023



	2023	2022	2021	2020	2019
Dues	\$27,520	\$35,034	\$26,292	\$27,032	\$25,540
Donations	\$1,255	\$2,093			
Raffle	\$320				



	2023	2022	2021	2020	2019
Residents	\$630	\$25,635	\$21,700	\$21,310	\$17,900
Non-Residents	\$850	\$9,515	\$6,010	\$3,420	\$1,985
Pool Parties	\$0	\$1,925			

Granada Hills Home Owners Association

Profit and Loss

January 1 - February 26, 2023

	ASSOCIATION		POOL		TOTAL	
	JAN 1 - FEB 26, 2023	JAN 1 - FEB 26, 2022 (PY)	JAN 1 - FEB 26, 2023	JAN 1 - FEB 26, 2022 (PY)	JAN 1 - FEB 26, 2023	JAN 1 - FEB 26, 2022 (PY)
Total 5770 Utilities	171.39	169.65	566.77	947.20	\$738.16	\$1,116.85
5811 PayPal fees	550.21	86.42			\$550.21	\$86.42
5940 Taxes					\$0.00	\$0.00
5943 Property taxes	175.78	0.00		26.77	\$175.78	\$26.77
Total 5940 Taxes	175.78	0.00		26.77	\$175.78	\$26.77
Total Expenses	\$7,408.92	\$1,729.85	\$6,598.68	\$2,903.95	\$14,007.60	\$4,633.80
NET OPERATING INCOME	\$18,281.08	\$3,194.86	\$ -5,228.68	\$ -1,683.95	\$13,052.40	\$1,510.91
NET INCOME	\$18,281.08	\$3,194.86	\$ -5,228.68	\$ -1,683.95	\$13,052.40	\$1,510.91