

Granada HOA Board Meeting Minutes

October 24, 2022

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

Board members in attendance included Scott Budd, Lisa Cmerek, Linda Garner, Sara Headden, Jen Martin, Ryan Mikulenska; not in attendance was Mary Woodruff and Roy Ribelin. Julie Kreager was a guest.

Other Business

- Julie Kreager asked if the HOA board was contacted in reference to the recent tree trimming that occurred in Granada Hills. Julie indicated that her and several of her neighbors were very unhappy with the way the trimming was done and fear that the practice will cause oak wilt due to not properly cleaning the blade. None of the board members were contacted in advance of the tree trimming happening. Ryan Mikulenska indicated he was aware of trimming and did try to contact the proper person at Travis County with no luck. Julie Kreager is wondering what can be done to prevent this from happening in the future.
- Scott Budd suggests that contact be made via letter to Ann Howard from the HOA board with input from the affected neighbors and their dissatisfaction with how it was handled. Scott agreed to draft the letter.

Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meetings held on 9/19/2022 was made by Ryan Mikulenska, seconded by Scott Budd, and unanimously approved.

Membership Update

- Ryan Mikulenska indicated that he received information from Mary that there had been one more additional HOA member who had joined since last meeting.
- The suggestion was brought up about putting a voter registration card in the welcome basket and the board agreed that was a good idea.
- Sara Headden expressed that we need to touch base with the welcome wagon folks again and she agreed to contact them.

Pool

- Scott Budd reported that the pool season is over and pool is officially closed.
- Scott Budd suggested that the pool attendants need to check the pool skimmers daily due to all the falling leaves.
- Also discussed was the possibility of needing a new pool filter/pump next year to help be more efficient with water usage.
- Scott Budd expressed interest in meeting with pool cleaning guy for a refresher.

Financials

- We need to address the 2023 budget ASAP. The date of a meeting dedicated strictly to budget planning was set for November 28th.
- The following financial reports were presented by Linda Garner for review and discussion. Copies are attached hereto for reference.
 - Balance Sheet as of 10/22/2022
 - Profit and Loss 1/1/2022 – 10/22/2022

- Profit and Loss – Comparative 1/1/2022 – 10/22/2022

Park

- Ryan Mikulenko reports that there was a couch dumped at the park after the neighborhood garage sale. Ryan asked a homeowner to haul it off in trade for a free ad in the HOA newsletter.
- Scott Budd reported that the current landscaper will give some extra time to the park to take care of falling leaves.
- Scott Budd still expressed interest in getting bids from other landscapers.

Fall HOA Events

- Halloween Events – Trunk or Treat, 10/29/22, 4p-6p
- Craft Fair – Sara Headden coordinating; so far there are 21 people signed up for craft fair. Sara is still deciding on space and which side of the park to have it. Wondering about the possibility of having live music-reach out to any possibilities-HOA may contribute if someone is found.
- Christmas event and Santa Photos – tentative date set for December 17. Sara emailed neighbor that did Santa photos last year to see if he was available.

Tennis Court

- Ryan Mikulenko has transitioned all emails to Gina Budd who has agreed to take on the role of the Tennis Coordinator.
- The tennis court may need to be patched in the near future.

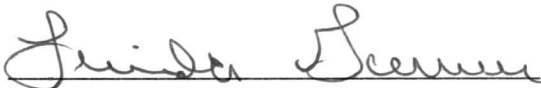
Board Member Transition Efforts

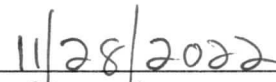
- Julie Kreager attended the meeting to learn more about the HOA, how it works, what is required of a board member and has expressed interest in accepting a board member nomination at the next annual HOA meeting.

Adjourned

Meeting was adjourned at 9:05 PM

Minutes prepared by Linda Garner, Treasurer


Linda Garner, Treasurer


Date of Approval

Granada Hills Home Owners Association

Balance Sheet
As of October 24, 2022

	TOTAL		
	AS OF OCT 24, 2022	AS OF DEC 31, 2021 (PP)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
1000 Association Cash Balance	60,291.86	43,443.03	16,848.83
1001 Pool Cash Balance	4,837.90	-5,566.28	10,404.18
Total Bank Accounts	\$65,129.76	\$37,876.75	\$27,253.01
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	\$65,877.37	\$38,626.65	\$27,250.72
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	\$93,481.05	\$66,230.33	\$27,250.72
LIABILITIES AND EQUITY			
Liabilities			
Total Liabilities			\$0.00
Equity			
3900 Reserves - Association	66,501.71	66,501.71	0.00
3910 Reserves - Pool	-271.38	-271.38	0.00
Net Income	27,250.72		27,250.72
Total Equity	\$93,481.05	\$66,230.33	\$27,250.72
TOTAL LIABILITIES AND EQUITY	\$93,481.05	\$66,230.33	\$27,250.72

Granada Hills Home Owners Association

Profit and Loss
January 1 - October 24, 2022

	ASSOCIATION		POOL		TOTAL	
	JAN 1 - OCT 24, 2022	JAN 1 - OCT 24, 2021 (PY)	JAN 1 - OCT 24, 2022	JAN 1 - OCT 24, 2021 (PY)	JAN 1 - OCT 24, 2022	JAN 1 - OCT 24, 2021 (PY)
Income						
4010 Annual Dues	35,532.00	26,466.00			\$35,532.00	\$26,466.00
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	28,674.00	\$34,860.00	\$28,674.00
4022 Pool Rental			2,280.00	1,325.00	\$2,280.00	\$1,325.00
Total 4020 Pool revenue			37,315.00	29,999.00	\$37,315.00	\$29,999.00
4025 Tennis Court Rental	980.00	920.00			\$980.00	\$920.00
4030 Ad Newsletter	200.00	75.00			\$200.00	\$75.00
4040 Donations	1,577.00	1,612.00		75.00	\$1,577.00	\$1,687.00
4043 Misc.		360.00			\$0.00	\$360.00
4044 New Entrance Sign	453.00				\$453.00	\$0.00
Total 4040 Donations	2,030.00	1,972.00		75.00	\$2,030.00	\$2,047.00
4050 Merchandise Sales (Taxable)	37.71				\$37.71	\$0.00
Total Income	\$38,779.71	\$29,553.00	\$37,315.00	\$30,074.00	\$76,094.71	\$59,627.00
GROSS PROFIT	\$38,779.71	\$29,553.00	\$37,315.00	\$30,074.00	\$76,094.71	\$59,627.00
Expenses						
1990 Suspense	13.07	0.00			\$13.07	\$0.00
5010 Neighborhood Activities	123.00				\$123.00	\$0.00
5011 Board Meeting Expenses	414.17	346.50			\$414.17	\$346.50
5015 July 4th	610.15	875.21			\$610.15	\$875.21
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			200.00	\$496.79	\$200.00
Total 5010 Neighborhood Activities	4,106.12	1,381.71		200.00	\$4,106.12	\$1,581.71
5020 Communications					\$0.00	\$0.00
5021 Newsletter	1,938.09	1,111.30			\$1,938.09	\$1,111.30
Total 5020 Communications	1,938.09	1,111.30			\$1,938.09	\$1,111.30
5030 Park Expenses	68.47	1,176.65			\$68.47	\$1,176.65
5040 Tennis Court	813.79				\$813.79	\$0.00
5052 Pool Area Maintenance			834.93		\$834.93	\$0.00
5101 Pool attendants			3,000.00	4,020.00	\$3,000.00	\$4,020.00
5210 Repairs & Maintenance	2,478.80	1,043.54	76.98	1,349.30	\$2,555.78	\$2,392.84
5220 Subcontracted services			360.00		\$360.00	\$0.00

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5221 Cleaning			13,860.22	13,042.76	\$13,860.22	\$13,042.76
5230 Supplies		34.53	1,033.04	620.57	\$1,033.04	\$655.10
5240 Landscaping	3,602.07	3,191.67			\$3,602.07	\$3,191.67
5421 Website expenses	509.68	69.60			\$509.68	\$69.60
5570 Security			685.22	627.85	\$685.22	\$627.85
5572 Portable toilet	1,668.78	1,003.52			\$1,668.78	\$1,003.52
5680 Outside Organization Dues	200.00	175.00			\$200.00	\$175.00
5710 Insurance	3,035.50	3,833.00	3,041.50	4,106.00	\$6,077.00	\$7,939.00
5740 Postage and Delivery		11.00			\$0.00	\$11.00
5750 Office Supplies	442.38	168.65			\$442.38	\$168.65
5770 Utilities					\$0.00	\$0.00
5760 Telephone			688.45	708.17	\$688.45	\$708.17
5771 Electric	1,190.62	1,230.84	1,991.19	1,955.27	\$3,181.81	\$3,186.11
5773 Water	160.00	160.00	1,312.52	713.77	\$1,472.52	\$873.77
Total 5770 Utilities	1,350.62	1,390.84	3,992.16	3,377.21	\$5,342.78	\$4,768.05
5811 PayPal fees	1,705.80	1,000.34			\$1,705.80	\$1,000.34
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	\$21,933.17	\$15,759.24	\$26,910.82	\$27,343.69	\$48,843.99	\$43,102.93
NET OPERATING INCOME	\$16,846.54	\$13,793.76	\$10,404.18	\$2,730.31	\$27,250.72	\$16,524.07
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