

Granada HOA Board Meeting Minutes

August 28, 2023

In-person meeting was held at the home of Lisa Cmerek, 7914 El Dorado Dr, Austin, TX and was called to order at 7:10 PM.

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

Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meetings that was held 06/19/2023 was made by Ryan Mikulenska, seconded by Lisa Cmerek and unanimously approved.

Resident Comments

- Resident guest present was Terri Lord. Asked permission of board to park a UT bus at the park during a couple of home games and hold tailgate party. Anyone in the neighborhood would be invited to attend and the HOA would not need to provide anything. Board members were in agreement that this would be okay and Terri will get back to us with exact dates.

Financials

- The following financial reports were provided by Lisa Cmerek. Copies are attached hereto for reference.
 - Balance Sheet as of 08/28/23
 - Profit and Loss 1/1/23 –8/28/23
- Discussion regarding pool cost is high but pool memberships are down. In agreement that pool is an asset and upkeep is imperative. Thoughts/discussion to not to raise pool rates so as not to price people out of joining.
- Property tax update from Jen Martin, she is scheduled to go to an in person hearing to protest taxes.

Membership Updates

- A HOA Membership Report as of 08/28/23 was presented for review and discussion. A copy is attached hereto for reference.
- HOA membership is not too far off from recent years but not at same level as last year.
- Sara Headden mentioned targeting new members that move into the neighborhood. Jen will try work on welcome wagon list.
- Discussion of creative ways to bring to HOA without having to organize an event. (Example: Promote "Block Parties". HOA will help fund snacks)

Website Progress

- Discussion to possibly invite John Serrao to the next meeting so items can be discussed in person.
- Scott Budd suggested that they have a list of recommendations ready to present. Scott was going to have Gina Budd help put this list together.

2023 Events

- Discussion about Trunk or Treat. Possible day/time would be October 28th at 430 pm. Need ideas on what to do at Trunk or Treat.
- Craft Fair is set for Saturday December 2nd. Sara Headden will be in charge of it and start to get list together. Scott Budd advised he will get park cleaned up the Friday before.

- Santa in park possible day to be Saturday December 16th. Need to reach out to participants and discuss further.

Park

- Landscape business parking is still an issue. Invite to meeting to discuss solutions or Scott Budd will discuss in person. Possibly get bids from other companies due to conflict.
- Scott Budd would like to get some tree trimming done at park and around pool and will get bids.

Pool

- Discussion about much needed electrical work that needs to be done and has been problematic for quite some time. There are 3 pool lights that need to be replaced and the electric at the pool house needs to be redone. This will be done during off season.
- Discussion to open up pool attendant job in preparation for one leaving. Maybe have more than two and have everyone assigned a day of the week. Need to stay on top of checklist assigned.

Tennis Court

- Report provided by Gina Budd that all is well with tennis courts.

Communications

- Next newsletter is scheduled to come out in September.

Board Member Transition

- The board continues to discuss the need for new members.
- Need to review whose term is coming to end.

Other Business

- Discussion about the current drought and the continuation of no rain puts our neighborhood at risk for fire. Possible ideas of making a banner to encourage neighbors to keep brush trimmed and/or invite Fire Department to come to annual meeting and discuss.

Adjourned

Meeting was adjourned at 8:55 PM

Minutes prepared by Linda Garner, Treasurer


Linda Garner, Treasurer


Date of Approval

Granada Hills Home Owners Association

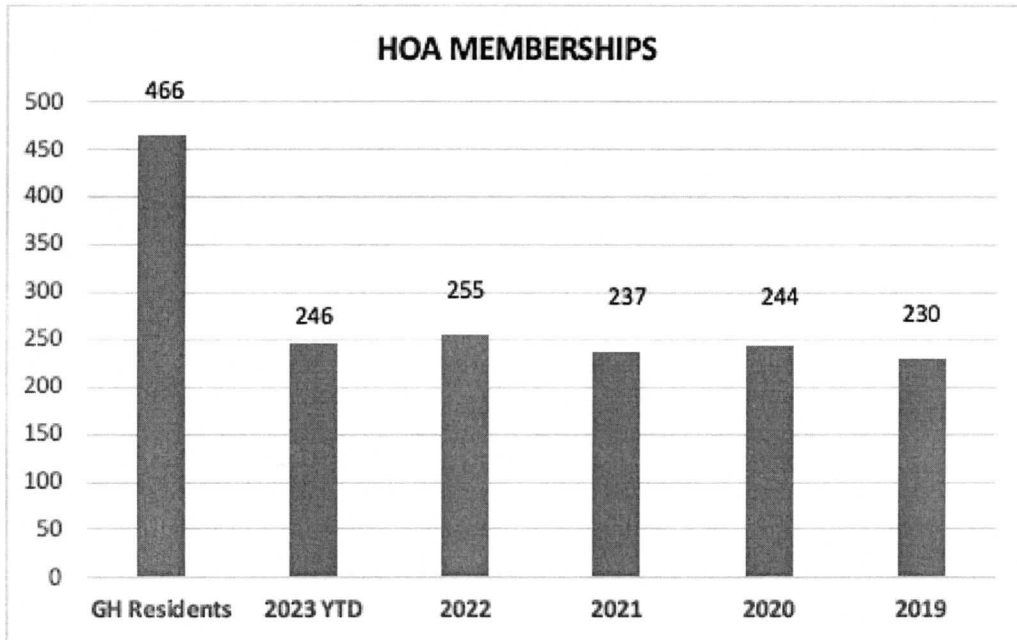
Balance Sheet

As of August 28, 2023

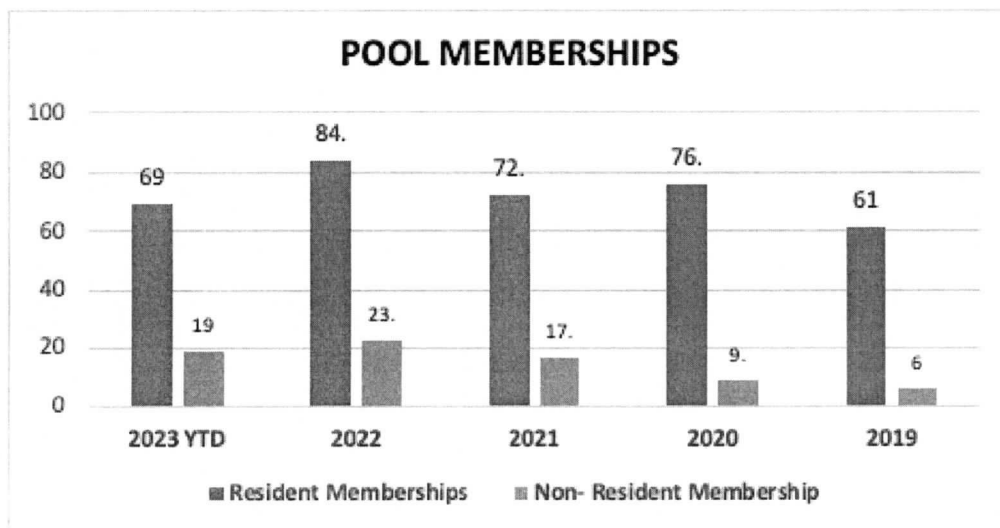
	TOTAL		
	AS OF AUG 28, 2023	AS OF AUG 28, 2022 (PY)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
1000 Association Cash Balance	77,896.15	64,667.75	13,228.40
1001 Pool Cash Balance	6,385.07	12,423.63	-6,038.56
Total Bank Accounts	\$84,281.22	\$77,091.38	\$7,189.84
Other Current Assets			
1310 Prepaid 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	\$85,028.83	\$77,838.99	\$7,189.84
Fixed Assets			
1590 Land	12,621.00	12,621.00	0.00
Association	7,680.68	9,713.68	-2,033.00
Pool	3,483.00	5,269.00	-1,786.00
Total Fixed Assets	\$23,784.68	\$27,603.68	\$ -3,819.00
TOTAL ASSETS	\$108,813.51	\$105,442.67	\$3,370.84
LIABILITIES AND EQUITY			
Liabilities			
Total Liabilities			\$0.00
Equity			
3900 Reserves - Association	86,754.93	66,230.33	20,524.60
Net Income	22,058.58	39,212.34	-17,153.76
Total Equity	\$108,813.51	\$105,442.67	\$3,370.84
TOTAL LIABILITIES AND EQUITY	\$108,813.51	\$105,442.67	\$3,370.84

BOARD MEETING

August 28, 2023

6/19 =
240

	2023 YTD	2022	2021	2020	2019
Dues	\$37,420	\$35,034	\$26,292	\$27,032	\$25,540
Donations	\$1,315	\$2,093			
Raffle	\$320				

6/19 =
63/19

	2023 YTD	2022	2021	2020	2019
Residents	\$20,205	\$25,635	\$21,700	\$21,310	\$17,900
Non-Residents	\$8,325	\$9,515	\$6,010	\$3,420	\$1,985
Pool Parties	\$1,200	\$1,925			

Granada Hills Home Owners Association

Comparative Profit and Loss

January 1 - August 28, 2023

	ASSOCIATION		POOL		TOTAL	
	JAN 1 - AUG 28, 2023	JAN 1 - AUG 28, 2022 (PY)	JAN 1 - AUG 28, 2023	JAN 1 - AUG 28, 2022 (PY)	JAN 1 - AUG 28, 2023	JAN 1 - AUG 28, 2022 (PY)
Income						
4010 Annual Dues	34,480.00	35,352.00			\$34,480.00	\$35,352.00
4020 Pool revenue			29,305.00	36,790.00	\$29,305.00	\$36,790.00
4024 Pool refundable deposits			100.00		\$100.00	\$0.00
4025 Tennis Court Rental	960.00	980.00			\$960.00	\$980.00
4030 Ad Newsletter	605.00	200.00			\$605.00	\$200.00
4032 Raffle Tickets	100.00				\$100.00	\$0.00
4040 Donations	1,055.00	2,030.00			\$1,055.00	\$2,030.00
4050 Merchandise Sales (Taxable)		37.71			\$0.00	\$37.71
Total Income	\$37,200.00	\$38,599.71	\$29,405.00	\$36,790.00	\$66,605.00	\$75,389.71
GROSS PROFIT	\$37,200.00	\$38,599.71	\$29,405.00	\$36,790.00	\$66,605.00	\$75,389.71
Expenses						
1990 Suspende	40.05	0.00			\$40.05	\$0.00
5010 Neighborhood Activities	1,657.54	4,055.87	129.43		\$1,786.97	\$4,055.87
5020 Communications	1,434.68	1,468.73			\$1,434.68	\$1,468.73
5030 Park Expenses	2,580.77	68.47			\$2,580.77	\$68.47
5040 Tennis Court	1,287.04				\$1,287.04	\$0.00
5052 Pool Area Maintenance			1,793.62	341.75	\$1,793.62	\$341.75
5101 Pool attendants			3,300.00	2,400.00	\$3,300.00	\$2,400.00
5210 Repairs & Maintenance	4,630.97	336.80		76.98	\$4,630.97	\$413.78
5221 Cleaning & chemicals			10,966.77	8,541.12	\$10,966.77	\$8,541.12
5230 Supplies				1,033.04	\$0.00	\$1,033.04
5240 Landscaping	2,227.24	3,602.07			\$2,227.24	\$3,602.07
5421 Website expenses		384.28			\$0.00	\$384.28
5570 Security			29.77	259.80	\$29.77	\$259.80
5572 Portable toilet	1,462.77	1,343.72			\$1,462.77	\$1,343.72
5590 Professional fees	565.04				\$565.04	\$0.00
5680 Outside Organization Dues		200.00			\$0.00	\$200.00
5710 Insurance	3,158.51	3,035.50	3,158.49	3,041.50	\$6,317.00	\$6,077.00
5750 Office Supplies	42.64	85.28			\$42.64	\$85.28
5770 Utilities	1,173.06	1,064.04	2,784.13	3,105.85	\$3,957.19	\$4,169.89
5811 PayPal fees	1,639.04	1,705.80			\$1,639.04	\$1,705.80
5940 Taxes	175.78	0.00		26.77	\$175.78	\$26.77
5944 Licenses			309.08		\$309.08	\$0.00
Total Expenses	\$22,075.13	\$17,350.56	\$22,471.29	\$18,826.81	\$44,546.42	\$36,177.37
NET OPERATING INCOME	\$15,124.87	\$21,249.15	\$6,933.71	\$17,963.19	\$22,058.58	\$39,212.34
NET INCOME	\$15,124.87	\$21,249.15	\$6,933.71	\$17,963.19	\$22,058.58	\$39,212.34