

Granada HOA Board Meeting Minutes

May 23, 2022

In-person meeting was held at the home of Scott Budd, 9014 El Rey Blvd, Austin, TX and was called to order at 7:10 PM.

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

Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meetings held on 04/18/2022 was made by Ryan Mikulenska, seconded by Sara Headden and unanimously approved.

Pool

- Question and discussion regard whether the Pool Membership Agreement is perpetual or per season requiring members to provide a signed copy every year.
- June 4th – Dive-In Movie Night will feature “Luca”. The event is being coordinated by Erica Brown.
- Discussion regarding pool operations and maintenance issues. Also addressed pool attendant responsibilities; Eric Brown will send a checklist of tasks they are expected to perform. Also discussed pool operations and maintenance issues.
- It was discussed and decided that non-residents will pay \$425 per season for pool access only and \$180 if they want to use the tennis courts.
- Erica Lindy advised that she needed to order key fobs.
- MOTION TO APPROVE the purchase a quantity of 100 key fobs from Cauthorn’s by Erica Lindy. Motion was made by Mary Woodruff, seconded by Ryan Mikulenska and unanimously approved.

July 4th Celebration

- Ice Cream Truck – Good Times Austin ... Linda Garner will confirm availability.
- Fire Department ... Ryan Mikulenska will contact Chief Wittig to coordinate the Oak Hill Fire Department’s participation in the parade.
- Food trucks ... Sara Headden and Samanta Hooten will look for options.
- 5K Fun Run – 7:30AM ... Ryan Mikulenska will coordinate.
- Parade – 10:00 ... Will start at the vacant lot on El Dorado.

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 45/23/2022
 - Profit and Loss 1/1/2022 – 5/23/2022
 - Profit and Loss – Comparative 1/1/2022 – 5/23/2022
- Jen Martin has protested the 2022 Travis County Appraisal District appraised value on both of the HOA park properties.

Membership

- A HOA and Pool Membership Report as of 5/23/2022 was presented for review and discussion. A copy is attached hereto for reference.

Tennis Court

- No update on restriping tennis court for pickle ball.
- Concrete landing at tennis court entrance was donated by Scott Budd.
- Tennis court lights have been repaired and payment made.

Park Maintenance

- Scott Budd met with Homegrown Lawns Austin to discuss their scope of service and to define a park maintenance schedule. Ollie Barron will provide a detailed seasonal schedule.
- Roy Ribelin cleaned up the bridge at the park.
- Discussed a Fall Park Day to clean out the bed where the new/old Granada Hills sign has been erected and then replanting it during our Spring Park Day.

Bulk Trash Collection – 5/14/2022

- The event was a success for the HOA members but a lot of work for the volunteers. Concern that the delay in the scrap metal being picked up became an attractive nuisance. Future collections to be discussed further.

HOA Resident/Committee Member Eric Brown Providing the following updates:

1) **May 14th Bulk Collection** - T was a good event and successful and thank you to all who helped. There were delays caused by arrival times of dumpsters, but everyone was patient and we had lots of help unloading. Two members showed up after the official noon ending and extra work was done to fit their items in the last dumpster. A total of 3 dumpsters were used, so the HOA came in about \$1000 under budget. Also, by setting aside metal items, we saved \$550 that would have been a 4th dumpster load. A scrap metal guy hauled off the metal pile for free (2 truck and trailer loads.) Because the scrap metal haul-off was delayed from the 14th, the metal pile at the park "encouraged" freeloaders to drop off additional bulky items. Also - A thank you to Scott for helping me handle the unsolicited "donations" and to Linda for checking all the drivers in line for paid memberships.

2) **Firewise** - CR Thomas, Hope Dyson, and myself attended a Travis County Home Ignition Zone (HIZ) training on Saturday April 30th. HIZ inspections are offered to HOA members (website) but new volunteers are needed to conduct these inspections. CR and Hope have stepped up. I continue to coordinate with the County and Ann Howard's office to arrange free/cheaper brush collection to help residents reduce wildfire fuels.

2) **OHP update** - Candelaria Drive has been rebuilt (quickly!) so the detours should be over. But, waterline work along El Rey continues, so traffic controls will remain for the short term. I have asked about rebuilding the sidewalk and any striping/painting that might be occurring.

3) **July 4th Parade and Picnic** - Please let me know what y'all decide tonight for the parade and picnic as Erika has a list of food truck contacts if a Potluck is not in the plan. Important contact info for the celebration and whomever is coordinating:

Elizabeth Bailey goodTimesAustin@gmail.com <http://goodtimesaustin.com>

I happened to see Elizabeth last week and had her pencil GH in for Monday July 4th 11am-1pm **just in case**. Please confirm with her soon.

Chief Wittig - OHFD parade participation jwittig@oakhillfire.org Confirm that his crews and trucks can participate.

Adjourned

Meeting was adjourned at 9:09 PM

Minutes prepared by Mary Woodruff, Secretary

Mary Woodruff
Mary Woodruff, Secretary

6/27/2022
Date of Approval

Granada Hills Homeowner's Association Monthly Meeting

Date: 5.23.2022

Call to Order

Approval of Minutes

Financials

Membership

4th of July Event

Tennis

Park

Pool

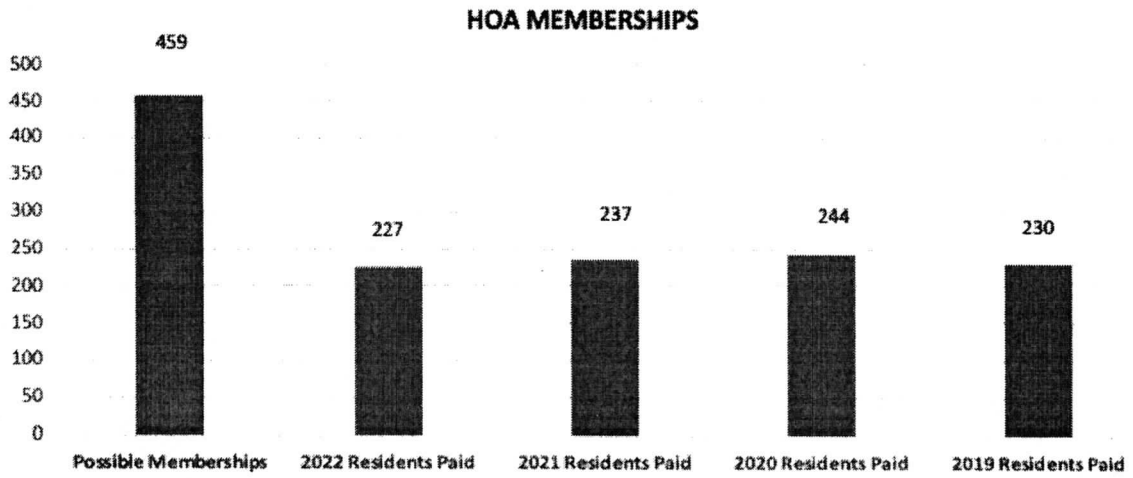
- **Current Status**
- **Membership Costs (what is included)**
- **Open Swim Days**

Misc Business

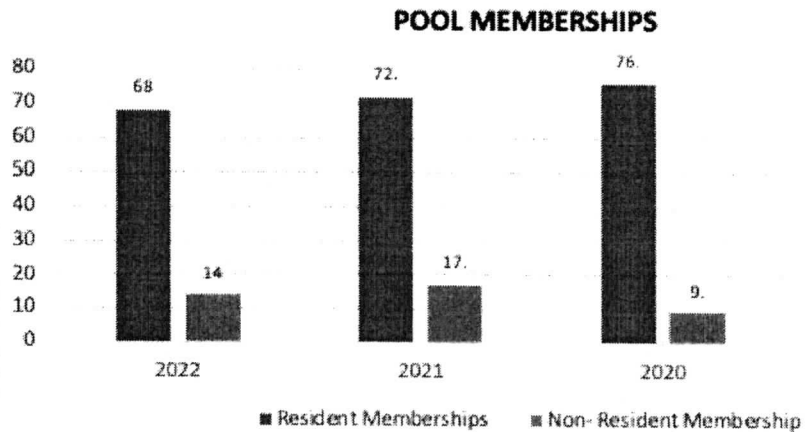
Adjourn:

**GRANADA HILLS HOA
BOARD MEETING**

May 23, 2022



	2022	2021	2020	2019
Member Dues	\$30,954	\$26,292	\$27,032	\$25,540
Donations	\$2,013			



	2022	2021	2020	2019
Residents	\$20,935	\$21,700	\$21,310	\$17,900
Non-Residents	\$6,090	\$6,010	\$3,420	\$1,985

Granada Hills Home Owners Association

Balance Sheet As of May 23, 2022

	TOTAL		
	AS OF MAY 23, 2022	AS OF DEC 31, 2021 (PP)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
1000 Association Cash Balance	67,526.45	43,443.03	24,083.42
1001 Pool Cash Balance	7,799.55	-5,566.28	13,365.83
Total Bank Accounts	\$75,326.00	\$37,876.75	\$37,449.25
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	\$76,073.61	\$38,626.65	\$37,446.96
Fixed Assets			
1590 Land			
Association	12,621.00	12,621.00	0.00
1500 Association Assets			
1600 Accumulated Depreciation - Assn	114,846.68	114,846.68	0.00
Total Association	-105,133.00	-105,133.00	0.00
Pool			
1530 Pool Assets	9,713.68	9,713.68	0.00
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	\$103,677.29	\$66,230.33	\$37,446.96
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Texas State Comptroller Payable	55.17	52.88	2.29
Tax paid on resale items	-55.17	-52.88	-2.29
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			
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	37,446.96		37,446.96
Total Equity	\$103,677.29	\$66,230.33	\$37,446.96
TOTAL LIABILITIES AND EQUITY	\$103,677.29	\$66,230.33	\$37,446.96

Granada Hills Home Owners Association

Profit and Loss January 1 - May 23, 2022

	ASSOCIATION		POOL		TOTAL	
	JAN 1 - MAY 23, 2022	JAN 1 - MAY 23, 2021 (PY)	JAN 1 - MAY 23, 2022	JAN 1 - MAY 23, 2021 (PY)	JAN 1 - MAY 23, 2022	JAN 1 - MAY 23, 2021 (PY)
Income						
4010 Annual Dues	29,292.00	21,402.00			\$29,292.00	\$21,402.00
4020 Pool revenue					\$0.00	\$0.00
4021 Pool Membership Fee			20,210.00	5,235.00	\$20,210.00	\$5,235.00
Total 4020 Pool revenue			20,210.00	5,235.00	\$20,210.00	\$5,235.00
4030 Ad Newsletter	200.00				\$200.00	\$0.00
4040 Donations	1,457.00	1,532.00		75.00	\$1,457.00	\$1,607.00
4043 Misc.		240.00			\$0.00	\$240.00
4044 New Entrance Sign	453.00				\$453.00	\$0.00
Total 4040 Donations	1,910.00	1,772.00		75.00	\$1,910.00	\$1,847.00
4050 Merchandise Sales (Taxable)	37.71				\$37.71	\$0.00
Total Income	\$31,439.71	\$23,174.00	\$20,210.00	\$5,310.00	\$51,649.71	\$28,484.00
GROSS PROFIT	\$31,439.71	\$23,174.00	\$20,210.00	\$5,310.00	\$51,649.71	\$28,484.00
Expenses						
5010 Neighborhood Activities	123.00				\$123.00	\$0.00
5011 Board Meeting Expenses	222.26	346.50			\$222.26	\$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	445.41				\$445.41	\$0.00
Total 5010 Neighborhood Activities	2,831.58	506.50			\$2,831.58	\$506.50
5020 Communications					\$0.00	\$0.00
5021 Newsletter	607.37	432.43			\$607.37	\$432.43
Total 5020 Communications	607.37	432.43			\$607.37	\$432.43
5030 Park Expenses	68.47	1,176.65			\$68.47	\$1,176.65
5101 Pool attendants			300.00	1,650.00	\$300.00	\$1,650.00
5210 Repairs & Maintenance		1,043.54	76.98	1,264.30	\$76.98	\$2,307.84
5220 Subcontracted services	300.00				\$300.00	\$0.00
5221 Cleaning			3,347.12	5,379.06	\$3,347.12	\$5,379.06
5230 Supplies		34.53	1,033.04	620.57	\$1,033.04	\$655.10
5240 Landscaping	884.94	1,151.16			\$884.94	\$1,151.16
5570 Security			181.86	129.90	\$181.86	\$129.90
5572 Portable toilet	693.60				\$693.60	\$0.00
5680 Outside Organization Dues	200.00	175.00			\$200.00	\$175.00
5710 Insurance		1,047.00		1,047.00	\$0.00	\$2,094.00
5740 Postage and Delivery		11.00			\$0.00	\$11.00
5750 Office Supplies		128.78			\$0.00	\$128.78
5770 Utilities					\$0.00	\$0.00
5760 Telephone			313.95	312.20	\$313.95	\$312.20
5771 Electric	543.19	560.25	963.52	929.17	\$1,506.71	\$1,489.42
5773 Water	80.00	80.00	600.93	262.34	\$680.93	\$342.34
Total 5770 Utilities	623.19	640.25	1,878.40	1,503.71	\$2,501.59	\$2,143.96
5811 PayPal fees	1,149.43	413.46			\$1,149.43	\$413.46
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	\$7,358.58	\$6,928.19	\$6,844.17	\$11,594.54	\$14,202.75	\$18,522.73
NET OPERATING INCOME	\$24,081.13	\$16,245.81	\$13,365.83	\$ -6,284.54	\$37,446.96	\$9,961.27
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Granada Hills Home Owners Association

Profit and Loss
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5680 Outside Organization Dues	200.00		\$200.00
5770 Utilities			\$0.00
5760 Telephone		313.95	\$313.95
5771 Electric	543.19	963.52	\$1,506.71
5773 Water	80.00	600.93	\$680.93
Total 5770 Utilities	623.19	1,878.40	\$2,501.59
5811 PayPal fees	1,149.43		\$1,149.43
5940 Taxes			\$0.00
5943 Property taxes	0.00	26.77	\$26.77
Total 5940 Taxes	0.00	26.77	\$26.77
Total Expenses	\$7,358.58	\$6,844.17	\$14,202.75
NET OPERATING INCOME	\$24,081.13	\$13,365.83	\$37,446.96

Granada Hills Home Owners Association

Profit and Loss

January 1 - May 23, 2022

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