

Granada HOA Board Meeting Minutes

April 15, 2024

In-person meeting was held at the home of Roy Ribelin, 9204 El Rey, Austin, TX and was called to order at 6:45 PM.

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

Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meeting that was held 03/18/2024 was made by Ryan Mikulenska, seconded by Scott Budd and unanimously approved.

Resident Comments

- No resident guests were in attendance.

Pool House Mural

- Sara Headden presented Kat Sherby's mural mock-up of the pool house mural and an estimate of the cost for supplies and paint. The board has decided to move forward with the project and will ask for donations from residents to help offset the cost.
- MOTION TO APPROVE Kat Sherby moving forward with the pool house mural and to reimburse her for expenses up to \$1,500.00 was made by Ryan Mikulenska, seconded by Sara Headden and unanimously approved.

Website Project

- Mary Woodruff advises that there is no update from the website developer to report.

Business Sponsorships

- The possibility of allowing resident business owners to sponsor HOA events was discussed. Jen Martin will develop and present a plan at a future meeting.

Welcome Wagon

- New Welcome Wagon gift to include Granada Hills tote bag filled with a bottled of William Chris wine (donated), a bag of Siete tortilla chips (donated), a bottle of Texas hot sauce (purchased) along with a New Residents Guide. Sara Headden will attempt delivery to seven of the newest Granada Hills residents.
- The plan going forward is to formalize a Welcome Wagon committee with volunteers managing the gift distribution.

Financials

- The following financial reports were provided by Lisa Cmerek. Copies are attached hereto for review and discussion.
 - Balance Sheet as of 04/15/2024
 - Comparative Profit and Loss 01/01/2024 – 04/15/2024

Membership

- A HOA Membership Report as of 04/15/2024 was presented by Mary Woodruff for review and discussion. A copy is attached hereto for reference.

2024 Events

- There will be a free swim for all Granada Hills residents on opening day, May 4th from 12:00 until 4:00, and a movie that evening. Mary Woodruff will reach out to Erica Lindy for her input on food for the event.
- July 4th planning is underway. The ice cream truck vendor has been contacted and the event needs to be confirmed with the Oak Hill Fire Department. There will be another Fun Run planned to kick off the day. Further discussion on having hot dogs and chips available instead of a food truck this year.

Park

- Nothing to report.

Pool

- A limited number of 2024 pool members have been activated to allow access to the pool prior to its official opening. Scott Budd will notify the pool service company that the pool is being used.
- Scott Budd will order new umbrellas for the pool tables.
- References for Whatley Swim were checked and there were no issues with the company identified. However, it has been determined that there is no demand for swim lessons at this time and a partnership with Whatley Swim will not be pursued.

Tennis Court

- Nothing to report.

Communications

- Sara Headden has purchased a subscription to Smore for the publication of our e-newsletter.

Board Member Transition

- Nothing to report.

Still Waters Retreat

- The 67-acre property adjoining Granada Hills is for sale. It does not appear that any part of that property is governed by deed restrictions with the exception of the small lot on El Dorado Dr.

Other Business

- No other business

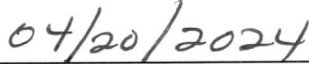
Adjourned

Meeting was adjourned at 8:36 PM

Minutes prepared by Mary Woodruff, Secretary



Mary Woodruff, Secretary



Date of Approval



Monthly Board Meeting Agenda – April 2024

4.15.2024 – 6:30 PM – @ Roy Ribelin's House

Call to Order

Approval of Meeting Minutes

Resident Comments

Pool House Mural

Website

Business Sponsorships

Welcome Wagon

Financials

Membership Update

2024 Events

- Neighborhood Garage Sale Recap
- Pool Party
- 4th of July Event

Park

Pool

- Whatley Swim - Lessons

Tennis Court

Communications – E-Newsletter

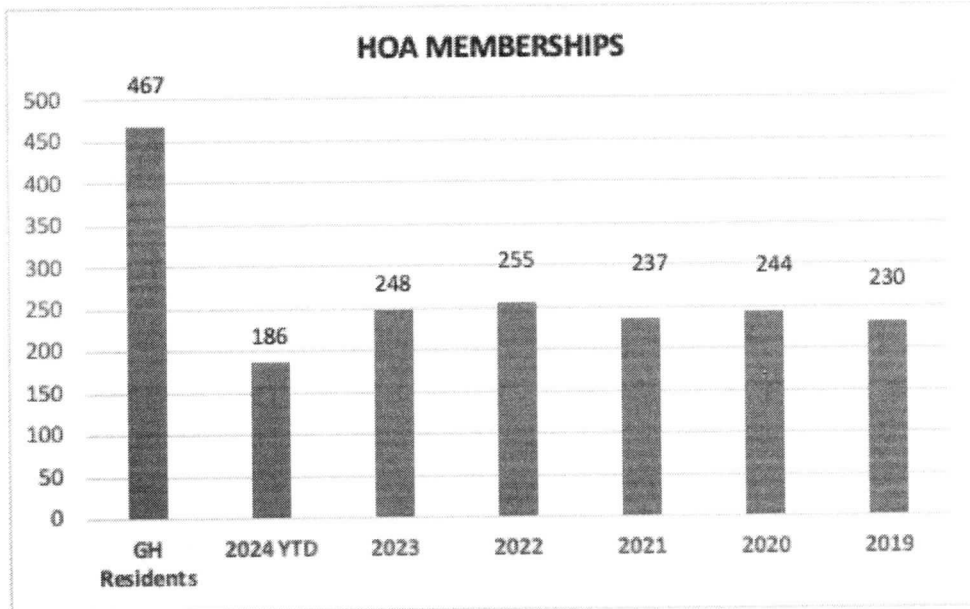
Board Member Transition

Stillwaters

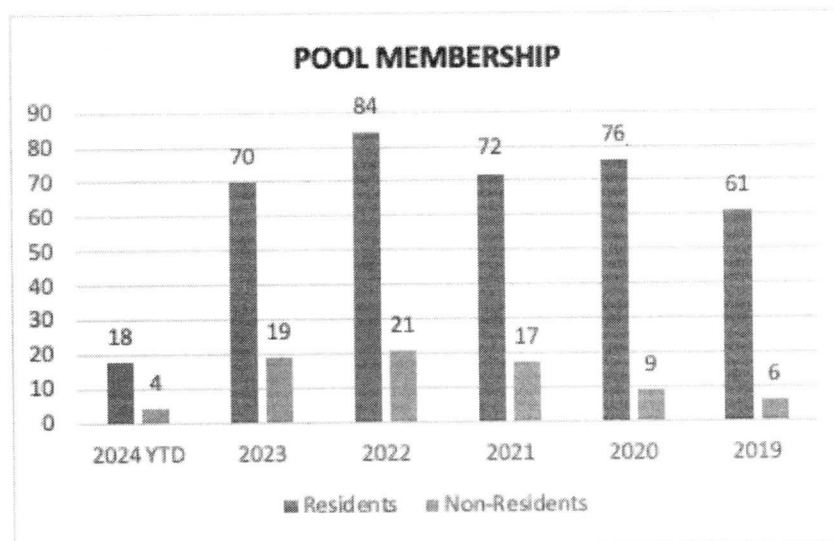
Other Business:

**GRANADA HILLS HOA
BOARD MEETING**

APRIL 15, 2024



	2024 YTD	2023	2022	2021	2020	2019
Dues	\$27,700	\$37,780	\$35,034	\$26,292	\$27,032	\$25,540
Donations	\$1,325	\$1,365	\$2,093			
Raffle		\$320				



	2024 YTD	2023	2022	2021	2020	2019
Residents	\$5,650	\$20,445	\$25,635	\$21,700	\$21,310	\$17,900
Non-Residents	\$1,325	\$8,325	\$9,515	\$6,010	\$3,420	\$1,985
Pool Parties	\$0	\$1,775	\$1,925			

Granada Hills Home Owners Association

Balance Sheet

As of April 15, 2024

	TOTAL		CHANGE
	AS OF APR 15, 2024	AS OF APR 15, 2023 (PY)	
ASSETS			
Current Assets			
Bank Accounts			
1000 Association Cash Balance	91,376.05	83,263.63	8,112.42
1001 Pool Cash Balance	-12,853.84	-4,444.24	-8,409.60
Total Bank Accounts	\$78,522.21	\$78,819.39	\$ -297.18
Other Current Assets			
1310 Prepaid sales tax	23.61	23.61	0.00
1330 Tax Pre Payments/Refunds	375.00	375.00	0.00
Total Other Current Assets	\$398.61	\$398.61	\$0.00
Total Current Assets	\$78,920.82	\$79,218.00	\$ -297.18
Fixed Assets			
1590 Land	12,621.00	12,621.00	0.00
Association	5,647.68	7,680.68	-2,033.00
Pool	1,697.00	3,483.00	-1,786.00
Total Fixed Assets	\$19,965.68	\$23,784.68	\$ -3,819.00
TOTAL ASSETS	\$98,886.50	\$103,002.68	\$ -4,116.18
LIABILITIES AND EQUITY			
Liabilities			
Total Liabilities			\$0.00
Equity			
3900 Reserves - Association	81,689.65	86,405.93	-4,716.28
Net Income	17,196.85	16,596.75	600.10
Total Equity	\$98,886.50	\$103,002.68	\$ -4,116.18
TOTAL LIABILITIES AND EQUITY	\$98,886.50	\$103,002.68	\$ -4,116.18

Granada Hills Home Owners Association

Comparative Profit and Loss

January 1 - April 15, 2024

	ASSOCIATION			POOL			TOTAL		
	JAN 1 - APR 15, 2024	JAN 1 - APR 15, 2023 (PY)	JAN 1 - APR 15, 2024	JAN 1 - APR 15, 2024	JAN 1 - APR 15, 2023 (PY)	JAN 1 - APR 15, 2024	JAN 1 - APR 15, 2023 (PY)	JAN 1 - APR 15, 2024	
Income									
4010 Annual Dues	27,820.00	28,120.00				\$27,820.00		\$28,120.00	
4020 Pool revenue			2,255.00		3,825.00	\$2,255.00		\$3,825.00	
4030 Ad Newsletter		175.00				\$0.00		\$175.00	
4031 Vendor fees - Craft Fair	10.00					\$10.00		\$10.00	
4032 Raffle Tickets		100.00				\$0.00		\$100.00	
4040 Donations	1,305.00	1,035.00				\$1,305.00		\$1,035.00	
Total Income	\$29,135.00	\$29,430.00	\$2,255.00	\$3,825.00		\$31,390.00		\$33,255.00	
GROSS PROFIT	\$29,135.00	\$29,430.00	\$2,255.00	\$3,825.00		\$31,390.00		\$33,255.00	
Expenses									
5010 Neighborhood Activities	628.06	460.73				\$628.06		\$460.73	
5020 Communications	430.74	735.72				\$430.74		\$735.72	
5030 Park Expenses	2,096.78					\$2,096.78		\$0.00	
5040 Tennis Court	20.35	810.23				\$20.35		\$810.23	
5052 Pool Area Maintenance	29.77		89.31		1,581.02	\$119.08		\$1,581.02	
5101 Pool attendants			1,060.00		1,980.00	\$1,060.00		\$1,980.00	
5210 Repairs & Maintenance	464.24	4,100.00				\$464.24		\$4,100.00	
5221 Cleaning & chemicals						\$3,563.24		\$2,801.09	
5240 Landscaping	2,327.39	649.50				\$2,327.39		\$649.50	
5421 Website expenses	27.42					\$27.42		\$0.00	
5570 Security					29.77	\$0.00		\$29.77	
5572 Portable toilet	650.12	650.12				\$650.12		\$650.12	
5590 Professional fees		565.04				\$0.00		\$565.04	
5750 Office Supplies		42.64				\$0.00		\$42.64	
5770 Utilities	571.55	488.68			916.54	\$2,088.51		\$1,405.22	
5811 PayPal fees	717.22	671.39				\$717.22		\$671.39	
5940 Taxes		175.78				\$0.00		\$175.78	
Total Expenses	\$7,963.64	\$9,349.83	\$6,229.51	\$7,308.42		\$14,193.15		\$16,658.25	
NET OPERATING INCOME	\$21,171.36	\$20,080.17	\$ -3,974.51	\$ -3,483.42		\$17,196.85		\$16,596.75	
NET INCOME	\$21,171.36	\$20,080.17	\$ -3,974.51	\$ -3,483.42		\$17,196.85		\$16,596.75	