

Granada Hills HOA Annual Meeting Minutes

January 28, 2024

The annual meeting of the Granada Hills HOA was held at the Still Waters Retreat at 9409 Granada Hills Dr, Austin, TX and called to order by Ryan Mikulenka at 1:35 PM.

All current board members were in attendance which included Scott Budd, Lisa Cmerek, Linda Garner, Sara Headden, Jen Martin, Ryan Mikulenka, Roy Ribelin and Mary Woodruff.

Homeowners represented included:

2024 GRANADA HOA ANNUAL MEETING - 1/28/2024

7707 Adobe Trl	Lindsay Chervenak & Linda Garner
8706 Candelaria Dr	Darrell & Tania Tompkins
8903 Candelaria Dr	Ryan Stewart
7804 El Dorado Dr	Edward Greene & Sharon Black-Greene
7817 El Dorado Dr	Mark Smith & Georgia Xydes
7828 El Dorado Dr	Colette & Rush Seal
7907 El Dorado Dr	Leslie & Michael Pearson
7914 El Dorado Dr	Lisa and Richey Cmerek
7928 El Dorado Dr	Paul & Mary Woodruff
7932 El Dorado Dr	Todd and Sara Headden
8002 El Dorado Dr	Ernesto & Lori Gonzalez
8013 El Dorado Dr	Ryan and Leah Mikulenka
8016 El Dorado Dr	John & Beth Smith
8606 El Rey Blvd	Anagloria & Robert Franco Jr.
8702 El Rey Blvd	Susan Steeg & Sarah Calvert
8800 El Rey Blvd	Diane & Stan Powers
8909 El Rey Blvd	Ron & Betty Patterson
9014 El Rey Blvd	Scott & Gina Budd
9102 El Rey Blvd	Alex & Jen Klentzman Martin
9204 El Rey Blvd	Roy Ribelin
9404 El Rey Blvd	Earl & Gail Belcher
8203 Espanola Tr	Cherry & Kyle Brown
8204 Espanola Tr	Audrey & Bryan Pudder
8207 Espanola Tr	Emily Lawson and Valur Gudmundsson
8208 Espanola Tr	Melinda Kilian
8704 Granada Hills Dr	Frank & Nancy Morgan
9118 Granada Hills Dr	James (Rob) & Rachel Smith
9211 Granada Hills Dr	Cheryl Bakhtiari
8800 La Fauna Path	Jade & Jennifer Kanevski
8901 La Fauna Path	Louis & Elizabeth Keller
8902 La Fauna Path	Roxanne Escobedo
9104 La Fauna View	Hope Dyson

9106 La Fauna View	Noah and Nicole Marburger
9112 La Fauna View	Karen Lundquist and Jim Zion
9513 San Diego Rd	Miguel G. Alvarez and Tanya Rua

Welcome

Ryan Mikulenka welcomed all HOA Members in attendance and recognized Still Waters Retreat Center for allowing the HOA to use their facilities for our annual meeting. Still Waters is a member of the HOA and good neighbor. Their facility is on 62 acres adjoining Granada Hills and is available for retreats, workshops, gatherings, and meetings as well as walking trails that are available to GH residents.

Introduction of HOA Board

Ryan Mikulenka introduced the current HOA board members: Ryan Mikulenka (President), Jen Martin (Vice President), Linda Garner, (Treasurer), Mary Woodruff (Secretary/Membership), Scott Budd (Park and Pool), Sara Headden (Communications), Lisa Cmerek (Financials), and Roy Ribelin. The length of each board members’ time serving on the HOA board was noted along with an appeal for residents in attendance to consider volunteering to be on the HOA board or to help with an event or project.

Recognition of Community Volunteers

Also introduced and acknowledged were out community volunteers: Erica Lindy (Pool Manager), Gina Budd (Tennis Court Coordinator), Emily Lawson (Garage Sale Coordinator), Anna Coots (Granada Ridge Apartment Liaison), Nicolle Ramia (Local Photographer), Roxie Escobedo and Gloria Franco (Easter Celebration Coordinators) and Mark Smith (Santa).

Oak Hills Parkway

Colorado River Constructors (CRC): Olivia Treadwell - Public Information and Dave Richmond - Deputy Construction Manager. Guest speakers provided an update on the Oak Hills Parkway project which included (1) project progress, (2) design, and (3) construction and access. A copy of the presentation will be made available on the Granada Hills website.

Oak Wilt Care

Texas A&M Forest Service: Camille Wiseman, Woodland Ecologist. Guest speaker spoke to the homeowners on the identification and management of oak wilt. It was noted that oak wilt has recently been discovered in the Granada Hills and that is currently being treated. A copy of the presentation will be made available on the Granada Hills website.

2023 Year in Review

A review of the 2023’s activities coordinated by the HOA included: (1) Granada Hills park cleanup after winter storm, (2) Easter celebration at the park, (3) 4th of July parade, celebration and third annual run; (4) neighborhood garage sale in spring and fall (second Saturday in April and October); (5) Halloween Trunk-or-Treat in the park; (6) fifth annual Holiday Craft Fair; (7) Holiday in the Park - Santa Claus came; (8) ongoing collaboration with TxDOT and CRC on Oak Hill Parkway project; (9) quarterly newsletters; and (10) Park/Pool/Tennis upkeep.

Financial Overview / Membership Update

A financial overview of the HOA’s financials was presented and reviewed which included Balance Sheet as of December 31, 2023. A copy of the Profit and Loss January-December 2023 and Comparative Profit and Loss January-December 2023 was made available to the meeting attendees.

An overview of the HOA membership over the past five years was presented: 2024 YTD = 79, 2023 = 248, 2022 = 255, 2021 = 237, 2020 = 44, 2019 = 230.

Granada Hills Amenities

Scott Budd reported to the homeowners that park, pool and tennis court are in good shape at this time. He also noted that the pool membership price will remain the same as in 2023. Recent improvements to the tennis court include restriping the tennis court with Pickleball lines, new wind screens were installed, and new court supplies were purchased.

2024 HOA Goals

The HOA neighborhood goals for 2024 were presented and homeowners in attendance were asked for other suggestions. The meeting attendees were also asked for help increasing membership.

2024 Calendar of Events

March 2	It's My Park Day
March 23	Easter Celebration (changed from 3/30 to 3/23 at the request of Roxie Escobedo and Gloria Franco)
April 13	Neighborhood Spring Garage Sale (added at the request of Emily Lawson)
May 4	Pool Opening Party
July 4	July 4th Parade and Celebration
October 12	Neighborhood Fall Garage Sale (added at the request of Emily Lawson)
October 26	Truck-or-Treat
December 7	Holiday Craft Fair
December 14	Santa at the Park

Board Member Nominations/Voting

Ryan Mikulenka noted that the two-year term of his HOA board director position and that of Mary Woodruff were expiring. He also advised that there was also a third HOA board member position currently open and called for nominations and/or volunteers.

Both Ryan Mikulenka and Mary Woodruff indicated that they were willing to serve another term. There were no nominations and/or volunteers received for the current open positions from the membership in attendance.

MOTION TO APPROVE the nomination of Ryan Mikulenka and Mary Woodruff for a two-year term running through 2026 on the GH HOA Board was made by Linda Garner, seconded by Sarah Calvert and unanimously approved by all members in attendance.

Questions/Comments

A safety concern was addressed regarding the entrance to Gallant Fox off of FM826. Scott Budd will follow up with his contacts on this matter.

There was a question about the activity on the Granada Ridge Apartment and it was noted that an update will be provided in the upcoming membership email.

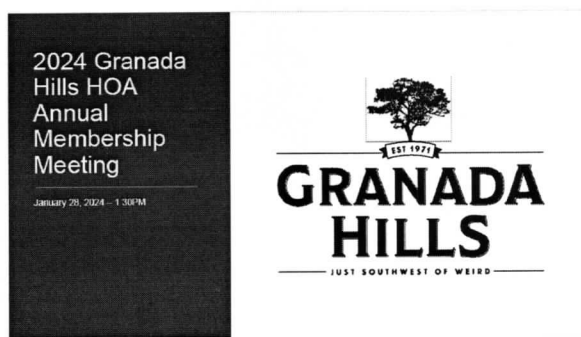
Meeting adjourned @ 3:35 p.m.
Prepared by Mary Woodruff, Secretary

Mary Woodruff

Mary Woodruff, Secretary

02/19/2024

Date of Approval



AGENDA

- Still Waters - stillwatersatx.org
- Board Introduction/Volunteer Recognition
- Oak Hill Parkway Update
- Oak Wilt Care
- 2023 Year in Review
- Financial Overview/Membership Update
- Granada Hills Amenities
- 2024 HOA Goals
- 2024 Calendar of Events
- Board Nominations/Voting
- Questions/Comments
- Meeting Adjourned

Granada Hills Home Owners Association

Balance Sheet

As of December 31, 2023

	TOTAL		
	AS OF DEC 31, 2023	AS OF DEC 31, 2022 (PP)	CHANGE
ASSETS			
Current Assets			
Bank Accounts	\$61,325.36	\$62,222.64	\$ -897.28
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	\$61,723.97	\$62,621.25	\$ -897.28
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	\$81,689.65	\$86,405.93	\$ -4,716.28
LIABILITIES AND EQUITY			
Liabilities			
Total Liabilities			\$0.00
Equity			
3900 Reserves - Association	86,405.93	66,230.33	20,175.60
Net Income	-4,716.28	20,175.60	-24,891.88
Total Equity	\$81,689.65	\$86,405.93	\$ -4,716.28
TOTAL LIABILITIES AND EQUITY	\$81,689.65	\$86,405.93	\$ -4,716.28

Granada Hills Home Owners Association

Profit and Loss

January - December 2023

	TOTAL
Income	
4010 Annual Dues	35,185.00
4020 Pool revenue	30,560.00
4024 Pool refundable deposits	100.00
4025 Tennis Court Rental	1,005.00
4030 Ad Newsletter	680.00
4031 Vendor fees - Craft Fair	440.00
4032 Raffle Tickets	100.00
4040 Donations	1,105.00
Total Income	\$69,175.00
GROSS PROFIT	\$69,175.00
Expenses	
5010 Neighborhood Activities	2,340.38
5020 Communications	2,394.82
5030 Park Expenses	2,580.77
5040 Tennis Court	1,399.59
5052 Pool Area Maintenance	2,045.30
5101 Pool attendants	7,640.00
5210 Repairs & Maintenance	7,130.97
5221 Cleaning & chemicals	21,185.24
5240 Landscaping	4,256.94
5421 Website expenses	77.79
5570 Security	29.77
5572 Portable toilet	2,112.89
5590 Professional fees	565.04
5710 Insurance	6,317.00
5750 Office Supplies	42.64
5770 Utilities	7,105.21
5811 PayPal fees	1,720.91
5870 Depreciation Expense	3,819.00
5940 Taxes	627.94
5944 Licenses	499.08
Total Expenses	\$73,891.28
NET OPERATING INCOME	\$ -4,716.28
NET INCOME	\$ -4,716.28

Granada Hills Home Owners Association

Comparative Profit and Loss

January - December 2023

	TOTAL	
	JAN - DEC 2023	JAN - DEC 2022 (PY)
Income		
4010 Annual Dues	35,185.00	39,492.00
4011 Next year's dues		360.00
4020 Pool revenue	30,560.00	37,490.00
4024 Pool refundable deposits	100.00	
4025 Tennis Court Rental	1,005.00	980.00
4030 Ad Newsletter	680.00	350.00
4031 Vendor fees - Craft Fair	440.00	400.00
4032 Raffle Tickets	100.00	260.00
4040 Donations	1,105.00	2,208.00
4050 Merchandise Sales (Taxable)		37.71
Total Income	\$69,175.00	\$81,577.71
GROSS PROFIT	\$69,175.00	\$81,577.71
Expenses		
1990 Suspense	0.00	13.07
5010 Neighborhood Activities	2,340.38	4,405.75
5020 Communications	2,394.82	2,407.13
5030 Park Expenses	2,580.77	68.47
5040 Tennis Court	1,399.59	813.79
5052 Pool Area Maintenance	2,045.30	834.93
5101 Pool attendants	7,640.00	4,000.00
5210 Repairs & Maintenance	7,130.97	2,555.78
5220 Subcontracted services		760.00
5221 Cleaning & chemicals	21,185.24	16,876.80
5230 Supplies		1,033.04
5240 Landscaping	4,256.94	4,684.58
5421 Website expenses	77.79	509.68
5570 Security	29.77	737.18
5572 Portable toilet	2,112.89	1,993.84
5590 Professional fees	565.04	
5680 Outside Organization Dues		200.00
5710 Insurance	6,317.00	6,077.00
5750 Office Supplies	42.64	527.66
5770 Utilities	7,105.21	6,891.29
5811 PayPal fees	1,720.91	1,817.35
5870 Depreciation Expense	3,819.00	3,819.00
5940 Taxes	627.94	26.77
5944 Licenses	499.08	
Total Expenses	\$73,891.28	\$61,053.11
NET OPERATING INCOME	\$ -4,716.28	\$20,524.60

Granada Hills Home Owners Association

Comparative Profit and Loss

January - December 2023

	TOTAL	
	JAN - DEC 2023	JAN - DEC 2022 (PY)
Other Expenses		
5980 Corporate Taxes		349.00
Total Other Expenses	\$0.00	\$349.00
NET OTHER INCOME	\$0.00	\$ -349.00
NET INCOME	\$ -4,716.28	\$20,175.60