

Granada HOA Board Meeting Minutes

March 18, 2024

In-person meeting was held at the home of Mary Woodruff, 7928 El Dorado Dr, Austin, TX and was called to order at 7:09 PM.

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

Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meeting that was held 02/19/2024 was made by Ryan Mikulenska, seconded by Roy Ribelin and unanimously approved.

Resident Comments

- Kat Sherby presented two options for a mural to be painted on the pool house exterior wall. She also presented options for the mural – the cost for paint was estimated to be \$350 - \$750 using Behr paint and (2) a vehicle wrap adhered to the wall was estimated to cost \$3,000-\$4,000. Concerns related to her being able to safely access the wall for painting was discuss and it was agreed that the board needed to further evaluate how she would access the area. The board further discussed options for scaling back the project.

Website Project

- John Serrao reports that he has ...
 - moved the domain hosting over to the Namecheap service.
 - rewired the old site on Wix and the new Google for Business admin@ email to use the new domain service.
 - migrated all the email accounts in Google for Business.
 - set up Webflow and Stripe for GH, linked to the admin@ email account.
 - wireframing for payments and events part of website is under way.
- Mary Woodruff to follow-up with John regarding completion timeline.

Financials

- The following financial reports were provided by Lisa Cmerek. Copies are attached hereto for review and discussion.
 - Balance Sheet as of 03/18/2024
 - Comparative Profit and Loss 01/01/2024 – 03/18/2024

Membership

- A HOA Membership Report as of 03/18/2024 was presented by Mary Woodruff for review and discussion. A copy is attached hereto for reference.

2024 Events

- March 2 - Park Day: All projects were completed; however, resident participation was low. Discussion as to how to increase participation and make it more of a community event.
- March 23 – Easter Celebration: Roxie Escobedo and Gloria Franco are coordinating the event and Roy Ribelin will represent the board and provide refreshments.
- April 13 – Neighborhood Garage Sale: Emily Lawson is coordinating.

Park / Pool

- Discussion regarding needed repairs to basketball court – (1) goal backboards and (2) extension of court surface on the East side needs to be built up to prevent the ball from rolling into the street or down to the creek. Scott Budd and Ryan Mikulenska will explore ways to minimize the cost.
- Pool phone has been converted from wireless home setup to VOIP. This may increase the monthly cost approximately \$20 but will significantly reduce the issues with connectivity.
- Whatley Swim has approached the HOA regarding use of the pool for private swim lessons. Further information is needed for the board to make any decision. Mary Woodruff to follow up and report back to the board.

Tennis Court

- Nothing to report.

Communications

- Sara Headden to evaluate the current distribution of monthly emails and determine if there are any better options to reach residents and encourage membership.

Board Member Transition

- Nothing to report.

Other Business

- Linda Garner to determine what vendor accounts need to be updated with the new admin@granadahillshoa.org.
- Welcome Wagon – The new resident guide to be updated with URL and email addresses related to the upcoming website migration. We will move forward with printing the guide for distribution. There are approximately 27 new residents since 2021.

Adjourned

Meeting was adjourned at 9:15 PM

Minutes prepared by Mary Woodruff, Secretary



Mary Woodruff, Secretary

04/15/2024

Date of Approval



Monthly Board Meeting Agenda – March 2024

3.18.2024 – 7:00 PM – @ Mary Woodruff's House

Call to Order

Approval of Meeting Minutes

Resident Comments

Pool House Mural

Website

Financials

Membership Update

2024 Events

- Park Day Recap
- Easter Celebration
- Neighborhood Garage Sale

Park

- New Basketball Goals

Pool

- Whatley Swim - Lessons

Tennis Court

Communications

Board Member Transition

Other Business:

Granada Hills Home Owners Association

Balance Sheet As of March 18, 2024

	TOTAL		
	AS OF MAR 18, 2024	AS OF MAR 18, 2023 (PY)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
1000 Association Cash Balance	91,022.88	82,808.80	8,214.08
1001 Pool Cash Balance	-9,744.67	-3,264.45	-6,480.22
Total Bank Accounts	\$81,278.21	\$79,544.35	\$1,733.86
Other Current Assets			
1310 Prepaid sales tax	23.61	23.61	0.00
1330 Tax Pre Payments/Refunds	375.00	375.00	0.00
1499 Undeposited Funds	0.00	860.00	-860.00
Total Other Current Assets	\$398.61	\$1,258.61	\$ -860.00
Total Current Assets	\$81,676.82	\$80,802.96	\$873.86
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	\$101,642.50	\$104,587.64	\$ -2,945.14
LIABILITIES AND EQUITY			
Liabilities			
Total Liabilities			\$0.00
Equity			
3900 Reserves - Association	81,689.65	86,405.93	-4,716.28
Net Income	19,952.85	18,181.71	1,771.14
Total Equity	\$101,642.50	\$104,587.64	\$ -2,945.14
TOTAL LIABILITIES AND EQUITY	\$101,642.50	\$104,587.64	\$ -2,945.14

Granada Hills Home Owners Association

Comparative Profit and Loss

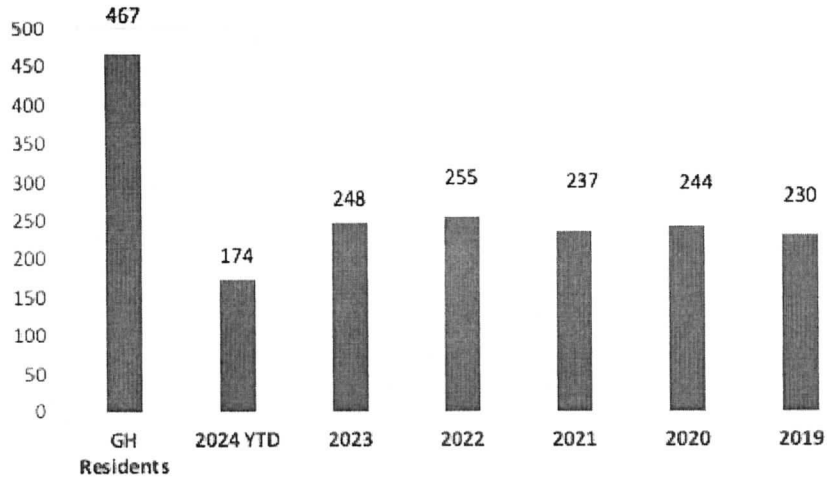
January 1 - March 18, 2024

	ASSOCIATION			POOL			TOTAL
	JAN 1 - MAR 18, 2024	JAN 1 - MAR 18, 2023 (PY)	JAN 1 - MAR 18, 2024	JAN 1 - MAR 18, 2023 (PY)	JAN 1 - MAR 18, 2024	JAN 1 - MAR 18, 2023 (PY)	
Income							
4010 Annual Dues	25,480.00	27,100.00			25,480.00	\$27,100.00	
4020 Pool revenue			1,260.00	2,850.00	\$1,260.00	\$2,850.00	
4030 Ad Newsletter		175.00			\$0.00	\$175.00	
4031 Vendor fees - Craft Fair	10.00				\$10.00	\$0.00	
4032 Raffle Tickets		100.00			\$0.00	\$100.00	
4040 Donations	1,305.00	985.00			\$1,305.00	\$985.00	
Total Income	\$26,795.00	\$28,360.00	\$1,260.00	\$2,850.00	\$28,055.00	\$31,210.00	
GROSS PROFIT	\$26,795.00	\$28,360.00	\$1,260.00	\$2,850.00	\$28,055.00	\$31,210.00	
Expenses							
1990 Suspense		15.00			\$0.00	\$15.00	
5010 Neighborhood Activities	484.59	321.32			\$484.59	\$321.32	
5020 Communications	430.74	262.79			\$430.74	\$262.79	
5040 Tennis Court	20.35	810.23			\$20.35	\$810.23	
5052 Pool Area Maintenance	29.77		59.54		\$89.31	\$0.00	
5101 Pool attendants			420.00	1,740.00	\$420.00	\$1,740.00	
5210 Repairs & Maintenance		4,100.00			\$0.00	\$4,100.00	
5221 Cleaning & chemicals			2,634.93	2,801.09	\$2,634.93	\$2,801.09	
5240 Landscaping	1,407.26	649.50			\$1,407.26	\$649.50	
5421 Website expenses	21.02				\$21.02	\$0.00	
5570 Security				29.77	\$0.00	\$29.77	
5572 Portable toilet	487.59	487.59			\$487.59	\$487.59	
5750 Office Supplies		42.64			\$0.00	\$42.64	
5770 Utilities	391.87	328.77			\$1,512.89	\$921.19	
5811 PayPal fees	593.47	671.39	1,121.02	592.42	\$593.47	\$671.39	
5940 Taxes		175.78			\$0.00	\$175.78	
Total Expenses	\$3,866.66	\$7,865.01	\$4,235.49	\$5,163.28	\$8,102.15	\$13,028.29	
NET OPERATING INCOME	\$22,928.34	\$20,494.99	\$ -2,975.49	\$ -2,313.28	\$19,952.85	\$18,181.71	
NET INCOME	\$22,928.34	\$20,494.99	\$ -2,975.49	\$ -2,313.28	\$19,952.85	\$18,181.71	

GRANADA HILLS HOA BOARD MEETING

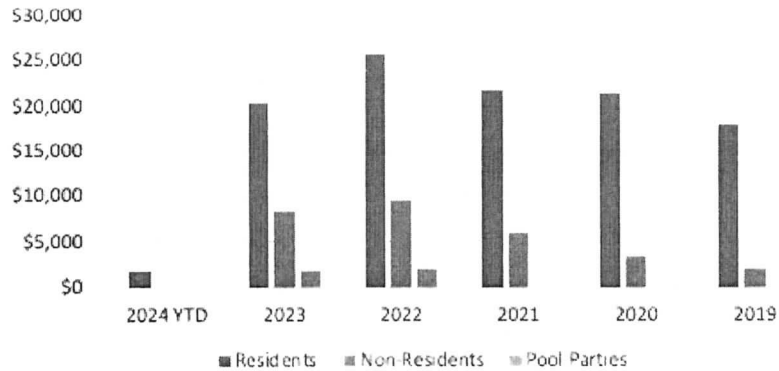
March 18, 2024

HOA MEMBERSHIPS



	2024 YTD	2023	2022	2021	2020	2019
Dues	\$25,780	\$37,780	\$35,034	\$26,292	\$27,032	\$25,540
Donations	\$1,295	\$1,365	\$2,093			
Raffle		\$320				

POOL MEMBERSHIPS



	2024 YTD	2023	2022	2021	2020	2019
Residents	\$1,890	\$20,445	\$25,635	\$21,700	\$21,310	\$17,900
Non-Residents	\$0	\$8,325	\$9,515	\$6,010	\$3,420	\$1,985
Pool Parties	\$0	\$1,775	\$1,925			