

Granada HOA Board Meeting Minutes

June 19, 2023

In-person meeting was held at the home of Lisa Cmerek, 7914 El Dorado Dr, Austin, TX and was called to order at 7:11 PM.

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

Approval of Meeting Minutes

- MOTION TO APPROVE the minutes of the HOA Board Meetings that was held 05/22/2023 was made by Ryan Mikulenka, seconded by Sara Headden and unanimously approved.

Resident Comments

- No resident comments to report.

Financials

- The following financial reports were provided by Lisa Cmerek. Copies are attached hereto for reference.
 - Balance Sheet as of 06/19/23
 - Profit and Loss 1/1/23 –6/19/23
- Discussion regarding the review of the HOA and park amenities membership fees for 2024 along with offering a possible early payment discount.

Membership Updates

- A HOA Membership Report as of 06/19/23 was presented for review and discussion. A copy is attached hereto for reference.
- HOA membership is not too far off from recent years; however, pool membership is down from 2022 with a significant number of 2022 residents not returning. Mary Woodruff will reach out to Erica Lindy for her thoughts on the situation.
- Sara Headden will send a second HOA dues reminder out to those residents who have not joined for 2023.

Website Progress

- All website responsibilities have been shifted from Eric Brown to John Serrao.

2023 Events

- Ryan Mikulenka has confirmed the Oak Hill Fire Department for the parade.
- Jen Martin has arranged with ATX Fire Burgers to bring food truck service for the event. Hamburgers, sliders, hot dogs, wraps and popsicles will be available for purchase. There is a \$1000 minimum for the food truck and the HOA will cover any shortage. We have met this minimum in previous year and do not expect it to be an issue this year.
- The event will be publicized in a special event email to members, included in the July member email, Facebook and Granada Hills HOA website. Sarah Matteson has expressed interest in organizing a dive-in movies night at the Pool in August.
- Scott Budd has a projector and scree that is available to the HOA. Ryan Mikulenka will check with Carson Coots regarding a sound system.

Park

- Roy Ribelin had recently built and installed a 'granadahillshoa.org' sign that hangs from the bottom of the Granada Hills sign at El Rey and Espanola.
- Scott Budd would like to have a Fall Park Day in October.

Pool

- City of Austin pool permit for the kiddie pool was given to Scott Budd for posting.
- A decision to not transition from AT&T to Spectrum was made due to the cost for service by Cothron's to reset the IP address on the gate controller. Eric Brown worked with AT&T to ensure that the account was transferred to Mary Woodruff.

Tennis Court

Report provided by Gina Budd

- Rental of Court for Non-Resident Lesson
 - A tennis instructor approached me about renting Granada court for lessons for non-residents. He is the same instructor that coaches Waldorf Kids.
 - *Recommendation:* I don't think we should do this...opens up a can of worms. However, lessons are fine for HOA members.
 - *Recommendation:* Speaking of Waldorf, since they are requesting 2 days of reservations at prime "after school" time, if we continue to allow them to rent next year, I recommend we charge them more. Currently we only charge them \$60 per 3-hour session—this year was \$960 total. I suggest a different pricing model – such as \$120 or \$150 per 3-hour session.
- Non-Resident Tennis Members
 - For non-residents, rather than them join as "member of the HOA", I recommend they pay a specific annual tennis membership...which could be HOA cost + tennis membership. Even if we charged \$400 - \$500 annually for non-resident tennis membership, it is a lot less than Grey Rock.
 - See Grey Rock rates below.

Grey Rock Tennis Rates:

Membership	Austin Resident	Non-Resident
Individual Membership	\$116 per month + \$400 initiation fee	\$121 per month + \$400 initiation fee
Family Membership	\$133 per month + \$600 initiation fee	\$138 per month + \$600 initiation fee
Senior Individual Membership (60+)	\$91 per month + \$300 initiation fee	\$96 per month + \$300 initiation fee
Senior Family Membership (60+)	\$116 per month + \$400 initiation fee	\$121 per month + \$400 initiation fee
Junior Membership	\$69 per month + \$300 initiation fee	\$74 per month + \$300 initiation fee

Communications

- A July 4th event email will be sent to all HOA members; there will also be a July email sent.

Board Member Transition

- The board continues to discuss the need for new members.

Other Business

- No further business was discussed.

Adjourned

Meeting was adjourned at 9:00 PM

Minutes prepared by Mary Woodruff, Secretary

Mary Woodruff
Mary Woodruff, Secretary

08/28/2023
Date of Approval

Granada Hills HOA

Monthly Board Meeting Agenda – July 2023

6.19.2023 – 7:00 PM – @ Lisa Cmerek's

Call to Order

Approval of Meeting Minutes

Resident Comments

Financials

Membership Update

Website Progress

2023 Events

- 4th of July
- Movie Night at the Pool

Park

Pool

Tennis Court

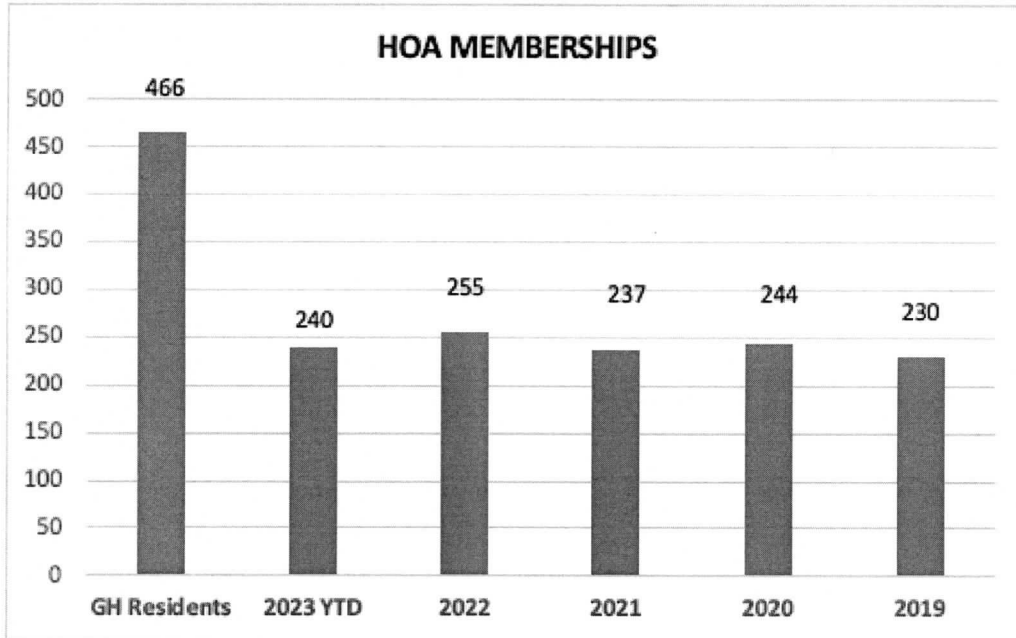
Communications

Board Member Transition

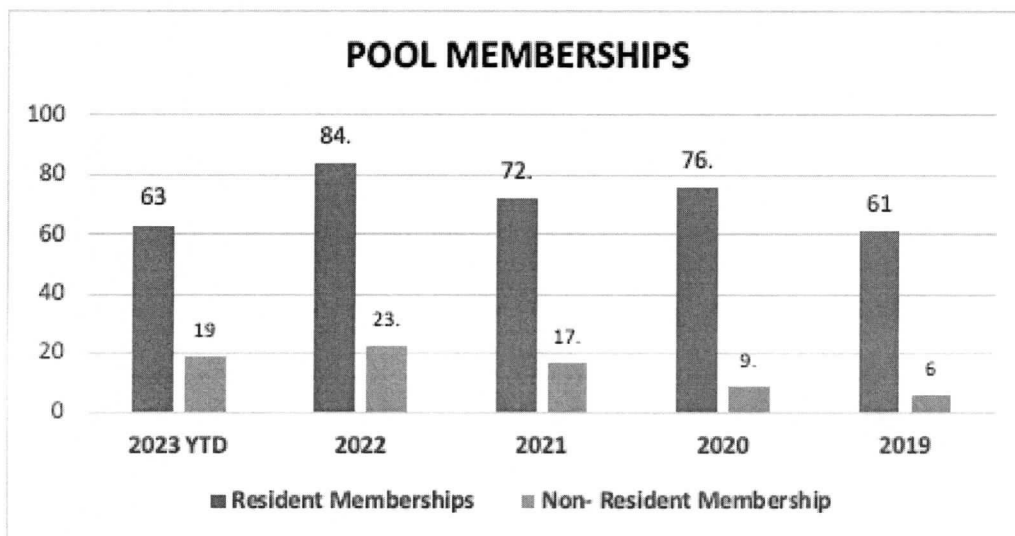
Other Business:

GRANADA HILLS HOA BOARD MEETING

JUNE 19, 2023



	2023 YTD	2022	2021	2020	2019
Dues	\$36,340	\$35,034	\$26,292	\$27,032	\$25,540
Donations	\$1,315	\$2,093			
Raffle	\$320				



	2023 YTD	2022	2021	2020	2019
Residents	\$18,570	\$25,635	\$21,700	\$21,310	\$17,900
Non-Residents	\$8,325	\$9,515	\$6,010	\$3,420	\$1,985
Pool Parties	\$1,075	\$1,925			

Granada Hills Home Owners Association

Balance Sheet

As of June 19, 2023

	TOTAL		
	AS OF JUN 19, 2023	AS OF DEC 31, 2022 (PP)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
1000 Association Cash Balance			
1020 Assn Checking- BoA - *3634	93,698.02	63,133.57	30,564.45
1021 (To)From pool acct	-10,712.88	-362.29	-10,350.59
Total 1000 Association Cash Balance	82,985.14	62,771.28	20,213.86
1001 Pool Cash Balance			
1030 Pool Checking - BoA - *3777	1,189.59	-910.93	2,100.52
1031 (To)From Association acct	10,712.88	362.29	10,350.59
Total 1001 Pool Cash Balance	11,902.47	-548.64	12,451.11
Total Bank Accounts	\$94,887.61	\$62,222.64	\$32,664.97
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	\$95,635.22	\$62,970.25	\$32,664.97
Fixed Assets			
1590 Land	12,621.00	12,621.00	0.00
Association	9,713.68	9,713.68	0.00
Pool	5,269.00	5,269.00	0.00
Total Fixed Assets	\$27,603.68	\$27,603.68	\$0.00
TOTAL ASSETS	\$123,238.90	\$90,573.93	\$32,664.97
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
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	90,845.31	90,845.31	0.00
3910 Reserves - Pool	-271.38	-271.38	0.00
Net Income	32,664.97		32,664.97
Total Equity	\$123,238.90	\$90,573.93	\$32,664.97
TOTAL LIABILITIES AND EQUITY	\$123,238.90	\$90,573.93	\$32,664.97

Granada Hills Home Owners Association

Profit and Loss

January 1 - June 19, 2023

	ASSOCIATION		POOL		TOTAL	
	JAN 1 - JUN 19, 2023	JAN 1 - JUN 19, 2022 (PY)	JAN 1 - JUN 19, 2023	JAN 1 - JUN 19, 2022 (PY)	JAN 1 - JUN 19, 2023	JAN 1 - JUN 19, 2022 (PY)
Income						
4010 Annual Dues	32,920.00	33,312.00			\$32,920.00	\$33,312.00
4020 Pool revenue					\$0.00	\$0.00
4021 Pool Membership Fee			23,875.00	32,165.00	\$23,875.00	\$32,165.00
4022 Pool Rental			1,075.00	1,755.00	\$1,075.00	\$1,755.00
Total 4020 Pool revenue			24,950.00	33,920.00	\$24,950.00	\$33,920.00
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	375.00	200.00			\$375.00	\$200.00
4032 Raffle Tickets	100.00				\$100.00	\$0.00
4040 Donations	825.00	1,457.00			\$825.00	\$1,457.00
4044 New Entrance Sign	230.00	453.00			\$230.00	\$453.00
Total 4040 Donations	1,055.00	1,910.00			\$1,055.00	\$1,910.00
4050 Merchandise Sales (Taxable)		37.71			\$0.00	\$37.71
Total Income	\$35,410.00	\$36,439.71	\$25,050.00	\$33,920.00	\$60,460.00	\$70,359.71
GROSS PROFIT	\$35,410.00	\$36,439.71	\$25,050.00	\$33,920.00	\$60,460.00	\$70,359.71
Expenses						
5010 Neighborhood Activities	277.89	123.00	129.43		\$407.32	\$123.00
5011 Board Meeting Expenses	283.01	263.22			\$283.01	\$263.22
5013 General Meeting	440.00				\$440.00	\$0.00
5018 Brush and bulk pick up		2,040.91			\$0.00	\$2,040.91
5019 Other		496.79			\$0.00	\$496.79
Total 5010 Neighborhood Activities	1,000.90	2,923.92	129.43		\$1,130.33	\$2,923.92
5020 Communications					\$0.00	\$0.00
5021 Newsletter	1,208.65	1,307.20			\$1,208.65	\$1,307.20
Total 5020 Communications	1,208.65	1,307.20			\$1,208.65	\$1,307.20
5030 Park Expenses	1,931.27	68.47			\$1,931.27	\$68.47
5040 Tennis Court	810.23				\$810.23	\$0.00
5052 Pool Area Maintenance			1,793.62		\$1,793.62	\$0.00
5101 Pool attendants			3,300.00	1,800.00	\$3,300.00	\$1,800.00
5210 Repairs & Maintenance	4,100.00	336.80		76.98	\$4,100.00	\$413.78
5221 Cleaning & chemicals			5,368.55	4,640.76	\$5,368.55	\$4,640.76
5230 Supplies				1,033.04	\$0.00	\$1,033.04
5240 Landscaping	1,577.74	2,817.26			\$1,577.74	\$2,817.26
5570 Security			29.77	207.84	\$29.77	\$207.84
5572 Portable toilet	975.18	856.13			\$975.18	\$856.13
5590 Professional fees					\$0.00	\$0.00
5591 Accounting	565.04				\$565.04	\$0.00
Total 5590 Professional fees	565.04				\$565.04	\$0.00
5680 Outside Organization Dues		200.00			\$0.00	\$200.00
5710 Insurance	531.49	3,041.50		3,041.50	\$531.49	\$6,083.00
5750 Office Supplies	42.64	85.28			\$42.64	\$85.28
5770 Utilities					\$0.00	\$0.00
5760 Telephone			379.21	392.23	\$379.21	\$392.23
5771 Electric	697.33	671.70	865.00	1,116.87	\$1,562.33	\$1,788.57
5773 Water	137.20	96.00	424.23	685.67	\$561.43	\$781.67
Total 5770 Utilities	834.53	767.70	1,668.44	2,194.77	\$2,502.97	\$2,962.47
5811 PayPal fees	1,442.69	1,589.14			\$1,442.69	\$1,589.14
5940 Taxes					\$0.00	\$0.00
5943 Property taxes	175.78	0.00		26.77	\$175.78	\$26.77
Total 5940 Taxes	175.78	0.00		26.77	\$175.78	\$26.77
5944 Licenses			309.08		\$309.08	\$0.00
Total Expenses	\$15,196.14	\$13,993.40	\$12,598.89	\$13,021.66	\$27,795.03	\$27,015.06
NET OPERATING INCOME	\$20,213.86	\$22,446.31	\$12,451.11	\$20,898.34	\$32,664.97	\$43,344.65
NET INCOME	\$20,213.86	\$22,446.31	\$12,451.11	\$20,898.34	\$32,664.97	\$43,344.65

GH It's My Park Day 4/15/2023

Travis E Jones ①

5 Todd Headden + Fam.

3 Erica + boys.

1 Alex Martin

Eric + Erika Brown 2

Michele + Karen Jantsch 2

1 Lisa Cmerck

1 Roy Ribelin

Mark Van Dervlugt 2
+ Erika

2 Mary + Paul Woodruff

2 Linda ~~Garner~~ Garner + Jack Chervenak

~~Alex Martin~~

LORI ~~ERATE~~ GONZALEZ 1

BEN + JERI JARRETT 2

15

10