

ONION CREEK HOMEOWNERS' ASSOCIATION

Board of Directors Meeting – January 20, 2022

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held Thursday, January 20 at the Onion Creek Club. The meeting was called to order by President Kathy Pillmore at 4:00 PM.

Board members attending: Fred Blood, Beth Cubriel, Carolyn Dyer, Kathy Lahaye, Darcy Hansen, Jerry Patterson, Dick Perrone, and Kathy Pillmore.

Board members absent: Wendy Braniff, Chris Burges, Sanders Gibbs, John McNabb

Also attending, Denise Cadell and Jane Redding HOA office staff.

II. Guests attending: Brad Glendenning, Matt Naylor and Cherylann Kennedy.

III. Approval of Minutes

Carolyn Dyer moved to approve the December 16, 2021, board meeting minutes, Darcy Hansen seconded; the minutes were unanimously approved

IV. Financial Report – Kathy Lahaye, Treasurer

Kathy provided the following report.

Total Revenue: The total YTD revenue for December was \$460,799 which is \$10,873 under budget. **Total Operating Expenses:** The total YTD operating expenses for December were \$526,939 which is \$26,624 over budget. The most significant variances to budget were as follows: \$37,498 YTD over budget (security & maintenance).

Landscape Maintenance – Other was \$3,065 over budget, **Park Maintenance** was \$15,125 over budget, **Security** was \$6,567 over budget, **Utilities** was \$1,973 under budget, **Supplies** was \$1,424 over budget and **Salaries** was \$1,097 over budget.

The net **revenue over expense** YTD was (\$45,864).

Cash balances at 12/31/21:

Operating - \$242,232.16

Reserves - \$105,413.00

A new reserve study is being done in the future.

Delinquent Report: Office Report:

Terri Giles provided the following report:

Our delinquent amount as of January 18, 2022, is \$29,101.47, minus outstanding second assessments.

Since our December 16th meeting, 6 home sales have been processed, with 10 home sales pending. Two buyouts from the city have closed and one buyout from the city is currently pending.

A. Security – Sanders Gibbs

Sanders provided the following report.

- Power/Light outage
- Speeding (early morning/late night hours)
- Gas leak
- House alarms
- Dead deer on roadways
- Vehicles/Homes left open or unlocked
- Theft of property/vehicles
- Nonresidents driving thru neighborhood
- Assault w/ body injuries
- Illegally parked vehicles/abandoned
- Vagrants: neighborhood, The Shops, Exxon and Valero.

B. Volunteer Security Patrol – Chris Burges

Chris had nothing to report.

C. Development/ Infrastructure – Wendy Braniff

No report provided

D. Neighborhood Watch/ Crisis Management Team – Beth Cubriel

No report provided

E. Traffic Control – Carolyn Dyer

Carolyn provided the following report:

The City of Austin is working on the construction of the sidewalk extension between La Costa Dr. and Legends Lane Dr. Trying to find what is the projected date for completion will be.

Carolyn is reviewing all the 2021 Traffic Control Reports so she can provide a synopsis of the past years' problems and/or accomplishments for the HOA General Meeting on January 22, 2022.

F. Legal – Darcy Hansen

Darcy had nothing new to report.

G. Modifications/Rules – John McNabb

No report provided

H. Government Affairs – Jerry Patterson

Jerry had nothing new to report.

I. Landscape/Parks – Dick Perrone

Dick provided the following report:

The Club has completed their search for the leak in Sullivan Park. The 8-inch pipe that was suspected as the reason for the Park's very wet condition is not leaking nor is the previously leak repaired in 2009 leaking. The reason for the water problem is the pond is penetrating under the large berm thru the many tree roots that dominate the hill immediately east of the pond. A test indicated that one inch of water is lost thru the underground in a 24-hour period. The club is interviewing contractors to either seal the pond's floor or build a barrier along the eastern edge of the pond. According to club personnel the cost could exceed \$100,000.00. The goal is to remedy the problem ASAP since their need for water is acute and especially during drought periods. The three wells that provide the water are monitored by the BSEAD and their use of the wells are reduced as the underground water drops during dry periods. Also, we do not have a friendly voice on the Board since Mr. Larson was voted out.

The problem of noise mediation from the basketball pad at Legends Way Park has a possible solution. I have talked to City of Austin personnel, and I have to provide an updated survey of the 3-plus acres and show the proposed new pad location and how the additional pad could affect the impervious cover limitations of the property.

The large, majestic Oak Tree at the intersection of Walton Heath & Pinehurst had two limbs broken off by large trucks, so the week of the January 25th the tree will be trimmed back from three sides behind the curb. A resident fell on an uneven portion of the sidewalk in the Carol Scott Ballybunion Park, and I have located a contractor to remove and re-pour a small section of the walk.

Also, I have started installing rock work along 4 large dirt areas on the North berm of Onion Creek Parkway. The rock is being installed next to the curb to stop erosion onto the paved road. The first site was rock borrowed from one of the newly vacated City purchased homes on Pinehurst South. In March some new vegetation will be added to bring some new life to these areas.

J. Communications – Kathy Pillmore

Kathy provided the following report:

Next newsletter is the March-April edition. Deadline for submissions is February 10 and should be sent to Beth Cubriel, at bethcubriel@gmail.com
We have purchased a subscription to Constant Contact and will be using it for future e-blasts. It is a much more robust system and can be used for several things like polls and tracking responses to messages sent out.

I will also be contracting to have our website updated and rebuilt. It will have the same information as we currently house on the site along with some added features. Because the web designer is an OC resident, we expect to have more timely maintenance on the site.

J. Safety Enhancement Committee – Beth Cubriel

Beth provided a synopsis of what the Safety Enhancement Working Group will be reporting at the annual meeting, January 22, 2022. Topics will include safety, traffic concerns and crime.

K. Old business:

Kathy reminded board members to bring in all proxies from any residents they have received to the meeting Saturday.

The meeting for Board Training has been set for January 27, at 10am at the HOA office board room.

L. New business:

Kathy suggested we come up with a process for reserving our HOA parks.

M. The meeting was adjourned at 6:00 pm by President Kathy Pillmore.

The next meeting will be held on Thursday, February 19 at 4:00 pm at the Onion Creek Club. The annual membership meeting will be held Saturday, January 22, 2022, at 9:00 am at Onion Creek Club in the main dining room. This is an in-person meeting only. A final report is expected from all board members. After the meeting, the newly elected board will meet to elect officers.

Recording Secretary: Jane Redding

Approved: 3/1, 2022


Kathy Lahaye, Secretary