
ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

January 21, 2021

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held January 21, 2021 by remote login/Zoom and called to order by President Kathy Pillmore at 4:02 pm.

Board members attending: John McNabb, Kathy Pillmore, Jerry Patterson, Dick Perrone, Carolyn Dyer, Beth Cubriel, Wendall Braniff, Sanders Gibbs, Christopher Burges, Jerry McIlhlon, and Kathy Lahaye.

Board members absent Darcy Hansen

Also attending Annette Waller, HOA office staff, Ray Combs, Architectural Committee

II. Guests attending remotely: Rahman Ramzanali, Debbie Rodriguez, Kelly & Kevin Chavez, Charles Nemir, Sandy Batik, Juan Colmenero, Nga McDonald, Susan Ackley, Dana Ramsey, Erich Schroeder, Bill Reyman, Randall Dugger, Richard Woodin

Kathy Pillmore welcomed the two newest board members, voted on Saturday, January 16, 2021.

Kathy Pillmore welcomed the online guests and requested if they wished to speak on an item to please send a chat message.

III. Carolyn Dyer moved to approve the December 21, 2020 board meeting minutes with the modification change, approved by email vote of the board; Christopher Burges seconded; the minutes were unanimously approved, as amended.

IV. Treasurer – Kathy Lahaye

Treasurer Kathy Lahaye reported the total YTD revenue for December was \$476,778 which is \$9,104 over budget. Total Operating Expenses: The total YTD operating expenses for December were \$471,130 which is \$76,234 under budget. The most significant variances to budget were as follows:

Landscape Maintenance – Other was \$4,225 over budget, Park Maintenance was \$9,131 over budget, Security was \$29,737 over budget, Utilities was \$3,828 over budget, Legal was \$1,860 under budget and Newsletter was \$2,365 over budget.

The net revenue over expense YTD was \$5,648. Cash balances at 12/31/20: Operating - \$376,424.52, Reserves - \$144,230.80, CD - \$0.00. Kathy reported that security was over due to the extra shift and car. Utilities were over due to a billing/timing issue from the club, for water.

Kathy requested information regarding a \$2500 retainer to attorney Roger Borgeldt, placed by Mike Rodriguez in 2018. This came in the audit. Mr. Patterson asked for an accounting of any expenses billed by Mr. Borgeldt, and a request for the balance to be returned to the HOA. The office will follow-up with this request. This retainer was placed with Mr. Borgeldt for efforts against the city regarding the changes to the 100-year flood plain.

Delinquent Report: In May 2020, our HOA delinquent report was \$70,611.48. As of December 11, 2020, that number is \$21,950.83. City buyout home sales are 125 (as of Friday the 15th)

homes and 89 have been demolished. The original buyout number is 138. We have 6 homes not participating at this time. Our current rooftop number, as reported by Kathy Pillmore, is 1430 homes. Kathy Lahaye reported her goal this year is to follow up the reserve study and get it updated with the new Legends Way park addition. The follow-up reserve study will cost \$800.

V. Committee Reports

A. Security – Sanders Gibbs

Sanders reported on his recent ride-along with Smith Security and gave an update on the recent mailbox vandalism. He asked that residents be mindful of suspicious activity in the neighborhood. Security goals for the year include feeling safe in our homes, heightened awareness, the goal of working more closely with Beth Cubriel on Neighborhood Watch activities, and Jerry McIlhlon on the volunteer security patrols. Kathy Pillmore suggested an article by Sanders for the March-April newsletter, deadline of March 1st for submissions.

B. Volunteer Security Patrol – Jerry McIlhlon

Jerry reported on two additional volunteers for the volunteer patrol. He has set up a meeting with Ken Roe, for February 3. This makes a total of five drivers which makes 10 hours of coverage with 2-hour shifts. Jerry stated the goal of having a neighborhood watch outdoor party at the end of Pinehurst and Wild Dunes to encourage more support for this program. Beth expressed concern about such an event due to Covid-19.

Carolyn suggested longer shifts than 2 hours be encouraged. Kathy Pillmore asked that they avoid setting a pattern.

C. Development/Infrastructure – Wendy Braniff

Wendy Braniff provided an update on issues resolved regarding the 6.5 acres adjacent to OC subdivision NW of Pinehurst between the stubbed-out streets of Pinehurst Cove and Harbour Town and along Slaughter Creek. Wendy had been alerted to activity on this land by HOA neighbors. The owners live in Onion Creek, but this land does not fall under our HOA covenants and their activities there are minor, and they checked with the city on them, and follow city rules. Wendy had suggested the HOA neighbors check with the owners and discuss changes that might affect their backyard views, etc.

Wendy reported on another project she is working on, which is the 1327 connection to Turnersville, the new South Pleasant Valley Road extension, a county project. The challenge is the alignment with Turnersville to the toll road. Bill Reyman, guest/resident added his concerns to this expanded roadway expressing concern regarding traffic cutting through our neighborhood to access IH35.

There are three different proposals, according to Wendy, and the concern is safety due to increased traffic, sharp turns, large trucks. Wendy reported on efforts by concern Texas Disposal Systems to improve the design and safety of this project, possibly with land easements. The board supported Wendy's suggestion to put OC neighborhood concerns in writing, – Wendy and Carolyn will coordinate effort on this letter. Kathy Pillmore will visit with Ann Kitchen and TX Dot on this matter, including the need for a traffic light at River Plantation and Bradshaw, and Carolyn will check further into the design changes to Bradshaw at River Plantation Drive, i.e., four lanes changing to two lanes.

D. Neighborhood Watch/ Crisis Management Team – Beth Cubriel

Beth has made the Neighborhood watch committee aware of the recent mailbox thefts/tampering. She reports this is happening across the state, not just Onion Creek. She recommends calling 911 even if the theft seems petty.

The NW Committee has been asked to please continue to remind neighbors to lock car doors and make sure garage doors are closed each night.

E. Traffic Control – Carolyn Dyer

Carolyn stated her goals for 2021 to get the Legends Lane/Pinehurst sidewalk extension completed, and to get 25 mph speed limit signs on every street in the OC neighborhood.

She hopes to see changes to the general meeting format including copies of the reports handed to each household attending and a timer used for Q & A's. and Robert's Rules of Order used for voting.

Randall Dugger, resident/guest, requested data from the solar signs; readouts reporting on number of cars, speed, etc. He requested this data go to Officer Gamboa. Carolyn will work on this for Mr. Dugger.

F. Legal – Darcy Hansen

No report - absent

G. Modifications/Rules – John McNabb

John McNabb reported for the Architectural Control Committee that the Fulton fence issue has been resolved. The Fulton's will take down the backyard fence. He has received numerous complaints against neighbors and encourages people to talk to their neighbors for a resolution. John also requests assistance from the board on yard signs which need to be removed. There was general discussion about mailing letters and personal, temporary signs such as birthday celebrations.

H. Government Affairs – Jerry Patterson

No report this month.

I. Landscape/Parks – Dick Perrone

Dick Perrone reported on the progress with Legends Way Park. The materials are ordered for the picnic tables and the area for the basketball court has been graded, forms set and slab will be poured in January.

J. Communications

Kathy reported the final deadline for the next newsletter is February 15th.

VI. OLD BUSINESS

Kathy gave an update on Smith security driver Richard Youngerman and the successful "Go Fund Me" for him. She reported on the subject of gating the community and suggested a

committee to look at this again, based on the recent poll and using the 10-year-old study for assistance. Jerry Patterson stated the poll was a very low response poll. Kathy Lahaye suggested a gate for the back Bradshaw/River Plantation entrance and said she would like to be on the new committee. Wendy Braniff volunteered for the committee. There was general discussion on the original study, the costs associated with gating, the complication of the commercial areas and the possible need for a dues increase to cover gating costs and purchase the streets.

Kathy Pillmore suggested the new volunteer security drivers might be sufficient to do away with the extra Smith security patrol. She wants to poll the entire neighborhood and make a decision before the Smith contract renews.

VII. New Business:

Kathy Pillmore updated the board on the new member orientation, instructed by John McNabb, and tentatively scheduled for an evening or weekend to be determined. Christopher Burges, new board member, will train with Beth Cubriel on the Neighborhood Watch program, which he will take over at some point, and Beth will move to the newsletter production.

Dick Perrone mentioned the reuse of the city buyout lots. Kathy reported 6-8 people on her reuse committee. There was general discussion regarding a dog park on this land, which the city has discouraged. The next step is a neighbor-wide survey by the city, on parkland options for the community. Kathy pointed out the community must maintain anything installed and encouraged other members for this committee.

The meeting was adjourned at 5:35 pm by President Kathy Pillmore.

Recording: Annette Waller

Approved March 19, 2021.



Kathy Lahaye, Secretary