
ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

February 22, 2021

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting, scheduled for Saturday, February 20th was rescheduled to and held February 22, 2021 by remote login/Zoom and called to order by President Kathy Pillmore at 6:00 pm.

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

Board members absent : Jerry Patterson and Kathy Lahaye.

Also attending Denise Cadell, HOA office staff.

II. Guests attending remotely: Barry Bacom, Ai/Wayne Perrard, BR, Brooke Frederic, Campbell Family, Clint Hudler, Cora Cope, Corey Gray, Dagovertto Zavala, Dana Ramsey, Dean Goodnight, Debbie Farnum, Emily Day, Gwin Chunn, Jake Perrard family, Jimmy Schwartz, John Broussard, D. Kiser, Lillie Cameron, Loran & Brooke Frederic, Patty Tully, Rick Torres, RLW, Will Jackson, Bruno Rossi, Lindarae Johnson, and Vincent Farelli.

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

III. John McNabb moved to approve the January 21, 2021 board meeting minutes. Darcy Hansen seconded; the minutes were unanimously approved, as amended.

IV. Treasurer – Kathy Lahaye

Total Revenue: The total YTD revenue for January was \$151,537 which is \$3,732 under budget.

Total Operating Expenses: The total YTD operating expenses for January were \$44,109 which is \$1,909 over budget. The most significant variances to budget were as follows:

Security was \$3,778 under budget.

The net **revenue over expense** YTD was \$107,428.

Cash balances at 01/31/21:

Operating - \$466,841.71

Reserves - \$145,662.05

Delinquent Report: Our current delinquent total, as of today, is \$64,437, but \$34,992 of this number are residents who owe only the first assessment for 2021. For older delinquent accounts with past due balances, that delinquent total is \$29,445. We have approximately 243 residents who have yet to pay the first assessment this year, and the mailed late notices will go out next week. After this, the office will begin contacting people and looking into placing liens. The office has received resale certificate fees and paperwork for 6 home sales since the last board meeting, with 14 sales pending. We show two city buyout sales pending.

V. Committee Reports

A. Security – Sanders Gibbs

Since the last board meeting in January, several mailboxes have been tampered with and some residents mail was stolen. While these incidences are not limited to Onion Creek, there seemed to be a rush of incidences on Players Path and Pinehurst Drive. We should be mindful of suspicious activity in the neighborhood.

B. Volunteer Security Patrol – Jerry McIlhon

Security will check with our patrol team members to ensure that proper signage is on their vehicles when they are patrolling.

Currently we have five volunteer drivers and our goal is to have ten. Applications are still being accepted for new drivers.

Additional signs have been ordered.

Positive feedback about the additional security has been received from several neighbors.

C. Development/Infrastructure – Wendy Braniff

Wendy Braniff provided an update on new projects:

Copperstone - intersection of FM 1625 and Twin Creek Road. A new 154 home residential development on 31-acres from developer Meritage started construction in January with move-in dates projected in late 2021 with unit prices starting at \$300,000 and ranging from 1,363 to 2,844 sq. ft. (approx.. \$220/sq ft.)

Southpark Meadows - Gabriela's - Gabriela Bucio, owner of the eponymous Mexican restaurant downtown is opening a second location in Southpark Meadows. The restaurateur also opened Taquero Mucho downtown and owns Revival Coffee in east Austin.

Precision Camera & Video – Also coming to Southpark Meadows in late February next to Marshalls, the store offers cameras, video equipment, gear and educational resources. It originally opened in north Austin in 1976.

Man vs Fries – a California-based food truck operator that offers pick-up and delivery of fried foods opened on 12/15/20 at 11410 Menchaca Road, is the first of three planned to open in Austin in 2021.

MONITORED PROJECTS:

10304 Old San Antonio Road (just north of Akins High School and just above the low water bridge over Slaughter Creek.) The tract is 13.92 acres, and the applicant is requested to go from IRR to MF3 (35 units per acre), including 197 units. OCHOA filed interested party status. City staff recommended MF2 (max. height 40 feet, 20 units per acre) with which the applicant has agreed. (Case No. C14-2020-0116)

Double Creek Multi family – 600 E. FM 1626 Road, Intersection of Farrah Lane and FM 1626. Construction continues on the 17.27 acre tract on a 372-unit apartment development. Case No: SP-2018-0403C

The Conrad – 2000 Onion Creek Parkway (on NW corner of Onion Creek Pkwy and IH 35 SB Access Road) –Multi-family 100% affordable housing (60% below Austin’s median family income) of 280 units. Case # SP-2020-0290C-SH and 2020-107225-SP.

Turners Crossing. 13023 N. Turnersville Road, a 471 acre tract, located on the SE corner of Turnersville Road at FM 1327, and is split into two +230 tracts as it crosses I 45 E, and is planned for single, multi-family and commercial/retail, including 1,384 lots. Road and utility development is in progress on the western tract. (Case No. C8J-2018-0091)

Cascades at Onion Creek – 11601 S. IH 35 SVRD NB – 117 acres across the south bank of Onion Creek from Hole # 3 with 459 single family and 59 Multi-family units currently under construction.

11601-11811 South IH 35 Svc Rd NB – Access next to St. Albans Church to rear tract
Rezoned From I-SF- to MF-4 (max. 36 to 54 units/ acre).

I 35 Apartments - 12001 S IH 35 SVRD NB Construction in progress for 6 apartment buildings on a half moon drive of the I 35 NB access road.

(Case No. C14-2018-0127)

D. Neighborhood Watch/ Crisis Management Team – Beth Cubriel

It was a challenging week for many due to the adverse weather conditions. Numerous residents reported on Next Door that they were without power and/or water for several days. It was gratifying to see that so many residents were willing to step up and assist a neighbor in need.

Resident Lillie Cameron asked about our Crisis Communication Plan and what Onion Creek had in place. She suggested we consider different social media platforms and/or text messaging options to inform and check on our residents. She’d like to see Onion Creek be more proactive on having a way to communicate and check in on all residents. Beth agreed that we should consider a texting service and she welcomed anyone who would like to volunteer for Neighborhood Watch or Crisis Communication to please contact her at bethcubriel@gmail.com or by phone at 512.578.6279.

E. Traffic Control – Carolyn Dyer

Carolyn reported that the NPP Pinehurst sidewalk extension has been assigned a project manager from the Sidewalk division. He let us know that they’re currently coordinating with the contractor to confirm the exposed aggregate for the sidewalk. The Pinehurst sidewalk is on their project list. And it is typical for it to take a few months until they can get the crews out to install. And also due to Covid-19, the projects are experiencing delays, since the priority is to have smaller crews.

South Pleasant Valley Road Project/Bradshaw Road – a committee of HOA Board members are working together to make sure that Onion Creek residents’ concerns are addressed by Travis County and the city of Austin

Joining Kathy and Dick in meeting with the city of Austin representative in the last week of this month to see what can be done regarding the refurbishing of our streets.

F. Legal – Darcy Hansen

Darcy reported that she will work with Annette in the office in the next few weeks on collecting delinquent accounts.

G. Modifications/Rules – John McNabb

John McNabb reported for the Architectural Control Committee that they have been busy reviewing and approving numerous requests for 2021. They received their first request for a permanent generator just last week.

Jerry and Carolyn drove around in the neighborhood to determine what residents had signs in their yards. They created a spreadsheet and postcards will be mailed out to those who are not in compliance.

H. Government Affairs – Jerry Patterson-No report provided.

I. Landscape/Parks – Dick Perrone

Dick Perrone reported on the progress with Legends Way park- Since our last board meeting on January 21st the basketball court, 60ft.x36ft., has been poured and four picnic tables have been assembled and painted. Also, the swing set and playscape set has been ordered which will be delivered in May.

We survived the winter storm with no irrigation breaks or major tree losses One large limb was down in Sullivan Park along with many smaller limbs scattered around the park. This past Saturday Element lawn service picked up Sullivan Park and the Parkway of downed limbs and other small debris in the streets. One on-line guest made note of a broken tree limb hanging near the Gazebo at Sullivan Park.

J. Communications

Kathy reported the March-April newsletters were reviewed and approved for publication earlier today and they should arrive in residents' mailboxes before the first of March.

VI. OLD BUSINESS

Update on buyouts and teardowns-There are currently 28 homes (of the original 138) left to tear down

Kathy and Carolyn will patrol the neighborhood on February 23rd to determine where repairs /resurfacing may be needed. We are hoping to see improvements by summer of 2021.

Update on street paving-Kathy will meet with Mr. Mendoza on February 25th to determine next steps on street improvements/paving. He will also patrol our neighborhood to determine which areas may be in immediate need of repair.

AFD/Hays SWAT/APD SWAT

Kathy reported that AFD is again using city-owned homes slated for demo to train their cadets. We have also been contacted by Hays County S.W.A.T. which has asked to utilize some of the houses in our neighborhood to be demolished to train their S.W.A.T. officers. She is working with them to ensure all our requirements are addressed.

Austin PD S.W.A.T. is wanting to do the same. We are pleased to be able to facilitate the training which makes for better first responders.

A special THANK YOU to Kathy for working with these agencies and for answering their questions and concerns.

Drone flyover of creeks

Resident Rusty Wallace has volunteered to offer his drone services at no charge. Capturing images of the debris in the creek while the trees are bare will be compiled in a report and provided to the City of Austin Watershed Protection Department. We received two bids for this project and they ranged in price from \$1,500. to \$8,000., so a big "SHOUT OUT" to Rusty for offering his time and expertise for this project.

VII. New Business:

Website update/photo contest-Kathy reported that she has received a bid to update the Onion Creek website She is also considering having a photo contest for residents. Details will be published later.

Safety Enhancement Study (Gating)-Kathy reported that since our neighborhood has changed over the last ten years (when the last study was done) she is looking for volunteers for this committee. Please let the HOA Office or Kathy know if you are interested in serving on this committee.

Training for new board members is scheduled for later this month or early March. It will be held in the HOA conference room.

The meeting was adjourned at 7:05 pm by President Kathy Pillmore.

Recording: Denise Cadell

Approved April 5, 2021.



Kathy Lahaye, Secretary