

ONION CREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
October 15, 2020

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held October 15, 2020 by remote login/Zoom and called to order by President Kathy Pillmore at 4 pm.

Board members attending were: John McNabb, Kathy Pillmore, Jerry Patterson, Dick Perrone, Carolyn Dyer, Beth Cubriel, Wendall Braniff, George Gerken, Jerry McIlhon, and Kathy Lahaye.

Board members absent: Darcy Hansen

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

II. Guests attending remotely: Anita Pogue, Jerry P., Charles Nemir, Ryan 2

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 September 17, 2020 board meeting minutes; Dick Perrone seconded; the minutes were unanimously approved.

IV. Treasurer – Kathy Lahaye

Treasurer Kathy Lahaye reported that the total YTD revenue for September was \$441,683 which is \$1,692 under budget. The total YTD operating expenses for September were \$368,439 which is \$75,537 under budget. The most significant variances to budget were as follows: Landscape Maintenance – Other was \$14,303 over budget, Park Maintenance was \$5,908 over budget, Sullivan Park Improvements (Reserve) was \$17,586 over budget, Security was \$2,691 over budget, Utilities are \$1,765 over budget, and Legal is \$2,993 under budget. Kathy Pillmore asked how operating expenses could be under budget by \$75,537 and Kathy Lahaye reported it was due to the Legends Way park buildout that is in the budget but unused. There is also money in the budget for the sidewalk extension on Pinehurst/Legends Lane - \$10,000. Dick Perrone commented that the utilities overage is likely due to the fact that Legends Way utilities were budgeted for 2020 by using an incomplete year of utility usage in 2019.

The net revenue over expense YTD was \$73,244. Cash balances at 9/30/20: Operating - \$468,223.81, Reserves - \$166,511.17, CD - \$0.00

Kathy requested board members prepare their budget requests for her review and a final vote at the December board meeting. There is a need to look at totals and consider a dues increase if necessary. There will be discussion and a vote in December. Kathy will work on budget numbers the next several weeks and will push again to get the CD back in place.

Delinquent Accounts

Since the last board meeting, the office has received \$8,251 in delinquent payments. Our current delinquent balance through October 14, 2020 is \$38,826.36. We are preparing demand

letters prior to the liens that will be officially put in place next month. Kathy Pillmore and Darcy Hansen will meet in the next few weeks to look at foreclosing on delinquents if necessary.

The office has received resale certificate payments for five home sales since the September meeting. There are 20 pending sales. There has been one city buyout completed since the last board meeting, with two pending.

V. Committee Reports

A. Security – Jennifer Beaulieu

Jennifer announced she and Kathy Lahaye were working on the security budget numbers. She announced her resignation from the board at the end of the January 2021 meeting, having served one year at that time but continuing until the next board elections.

B. Development/Infrastructure – Wendy Braniff

Wendy Braniff gave a brief update on development projects near our neighborhood. She reported she was monitoring these projects but there was nothing new to report.

C. Neighborhood Watch/ Crisis Management Team – Beth Cubriel

Beth reported on the recent National Night Out Event in the neighborhood, with three groups participating. Carolyn Dyer added that her street had a successful turnout on River Plantation up to the bridge.

D. Traffic Control – Carolyn Dyer

Carolyn Dyer reported she has received the Neighborhood Cost Participation Agreement from the City of Austin for the sidewalk extension from La Costa Dr. – Legends Lane and the final cost is \$7200. Once the paperwork is signed and returned there will be a work schedule created. Carolyn said the bill to us will not be paid until the work is done Darcy Hansen has reviewed sidewalk contract and Kathy Pillmore will sign it.

The two solar speed signs located on north Pinehurst Dr. are on loan from the city for about six weeks - even if not displaying they are recording volume and speeds. This was the City's decision due to numerous speeding complaints on North Pinehurst Drive. Carolyn will report the data back to the board for consideration to purchase a second set of solar speed signs.

E. Legal – Darcy Hansen

No report – absent.

F. Modifications/Rules – John McNabb

The Architectural Committee recommends a temporary moratorium regarding the enforcement of basketball hoops, which is not permitted by the CC&R's, in Legends Way, until their park is completed. There have been several complaints regarding basketball goals in the street and on sidewalks. There is consideration for the many young families in Legends Way, and the current lack of a close park. This motion would mean a variance in the CC&R's.

Carolyn Dyer moved that the Architectural Committee suspend enforcement of prohibiting basketball hoops at homes in Legends Way, until the Legends Way park is

completed. Discussion followed. Jerry Patterson asked if there were current complaints about the basketball goals. He commented that the variance seemed reasonable. Board member George Gerken reiterated that the goals cannot be placed in the street. **Beth Cubriel seconded the motion, and it passed by unanimous vote.**

Ray Combs gave an update on the Architectural Committee's website upgrade request for use by the committee to move towards electronic files and tracking. The upgrade includes capability for complaints, requests, and comments. The current support costs for website hosting is \$120/year and \$300/year for website maintenance, support, and updates. The change in cost would be \$150/year for website hosting and \$360/year for maintenance, a total increase of \$90/year. Other fees include \$60/year for licensing of requested software, \$75 for one-time fee to install software, \$30/year for committee email addresses assigned as "request" agents. Ray expressed concern for other upgrades in the HOA office. These costs were approved by the board to proceed with the website upgrade. Kathy Pillmore requested the committee inform Kathy Lahaye of this yearly administration increase for the next budget.

The last architectural committee item included an update on backyard fencing in Legends Place and the possible need for legal advice from Patty Arnold.

G. Government Affairs – Jerry Patterson

Jerry Patterson reported on city buyout/demolition activity on Wild Dunes involving two teardowns and the lack of satisfaction with the lot conditions. Kathy Pillmore expressed disappointment in the city's handling of the HOA's requested changes to the lots and the treatment and condition of the lots after the teardown of a home. She commented that after the board's effort to involve Ann Kitchen and Public Works personnel, the same unsafe treatment of the lots is ongoing. Although the Watershed Department has made promises to improve the treatment of the lots after the demolition, it is Public Works in charge of the matter, according to Kathy. Kathy reported that Ann Kitchen is still working on this issue and should be able to motivate the city department managers involved in this process.

H. Landscape/Parks – Dick Perrone

Dick Perrone reported on progress with the donated gazebo by Rowland and Karen Greenwade. The donated gazebo has been moved and re-established on the concrete slab at Sullivan Park. Dick had electricity installed, and had it painted. The gazebo was donated to the HOA by Rowland and Karen Greenwade of 4603 Merion Cricket. Dick reported he will have a small plaque placed on the gazebo noting their generous gift. This work completes this year's efforts in improving Sullivan Park. Dick reported he had also completed small improvements to Ballybunion Park for the year. Future Landscape/Parks efforts will be to complete the installation of a playscape, park benches and tables, swing set and ½ basketball court in the new Legends Way Park. It will be early 2021 before completing the process due to ordering and installing the items. The exact drawings of the property are complete, and the north perimeter fence has been installed as well as the fence materials ordered to build the common fence with the neighbor on the west boundary. The Park Committee can move forward in planning the location of each item. Dick reported the HOA owned the lot, but a City of Austin water easement had to be removed. The paperwork with the city is close to completion, with very slow progress due to the current crisis keeping most city employees at home. Dick reported that there will be no permanent installs until the last signature is in place.

Dick gave an update on the Legends Way park committee and a new volunteer who has located additional parkland off Lehman Way owned by the city, and reported that the Rinard Utility easement property has reportedly been given to the city parks department by Austin Energy.

I. Communications

Kathy Pillmore reported the November/December newsletter went to press October 14 and should be received in homes before the first of November. The deadline for the next newsletter submissions is a firm deadline of December 1, due to the holidays. Kathy asked early newsletter submissions to help with this deadline.

OLD BUSINESS

Jerry McIlhon gave a recap of the Volunteer security patrol. He has three volunteers who have finished the screening process and waivers and are ready for Smith ride-along training. Jerry requested monthly email announcements asking for volunteers. Jennifer Beaulieu recommended two-hour ride-along shifts and will call Ken Roe, Smith management, to schedule.

NEW BUSINESS

Kathy Pillmore announced her wish that the January 2021 Annual membership meeting be held at the club in person. The club requires masks and chair spacing/groups of ten. There is concern about gathering sufficient proxy forms to elect new board members. John McNabb expressed his concern about an in-person gathering due to Covid-19 safety reasons. It was suggested that attending residents call in and pre-register. There will be an early push to get sufficient proxy ballots for a membership quorum, which is 10% of residential households.

Kathy gave an update on the nominating committee for the 2021 board elections. Martie Owan has agreed to chair, and Darcy Hansen will be on the committee. Kathy will ask Cathy Miller to be on the committee and a search will be made for a representative from Legends Way.

Kathy Pillmore gave an update on the faulty light pole situation; the city has contracted the inspection of all poles in Onion Creek.


Dick Perrone requested that the board send a letter to Onion Creek residents informing them of the importance of the Barton Springs Edward Aquifer Conservation District (BSEACD) non-partisan seat which our neighbor Bob Larsen is running. Dick provided a written handout outlining the importance of endorsing Mr. Larsen. General discussion included the timeliness of a mailed letter and the effectiveness of a postcard. The board decided to send one or more email announcements to our HOA email list, informing residents of this race, which is important to our neighborhood and the Onion Creek country club. Dick explained the ramifications of this board seat and how it might affect the city water costs for the country club. There was discussion of the time factor involving the election. George, Jennifer, Jerry, and Carolyn spoke in favor of an email. There was a short discussion of a tax reporting implication in producing a postcard for mailing. It was confirmed that our 501c4 status allows the board to make this

endorsement. The board agreed to send one or more informative emails regarding Bob Larsen and his race for the BSEACD board seat.

The meeting was adjourned at 5:09 p.m. by President Kathy Pillmore.

Recording: Annette Waller

Approved December 4, 2020



Kathy Lahaye, Secretary