

ONION CREEK HOMEOWNERS' ASSOCIATION

Board of Directors Meeting – October 21, 2021

FINAL

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held Thursday, October 20, 2021, at the Onion Creek Club and by Zoom and called to order by President Kathy Pillmore at 4:02 p.m.

Board members attending: Fred Blood, Chris Burges, Beth Cubriel, Carolyn Dyer, Kathy Lahaye, John McNabb, Jerry Patterson, Kathy Pillmore and Dick Perrone.

Board members absent: Wendy Braniff, Sanders Gibbs, and Darcy Hansen.

Also attending, Denise Cadell, HOA office staff.

II. Guests attending: Martin Benavides, James & Carolina Talley, Deirdre Darrouzet, Shaun & Jen McBroom.

III. Carolyn Dyer moved to approve the September 16, 2021, board meeting minutes, Chris Burges seconded; the minutes were unanimously approved. Dick Perrone moved to approve the September 16, 2021, special session minutes, Carolyn Dyer seconded; the special session minutes were unanimously approved.

IV. Financial Report – Kathy Lahaye, Treasurer

Kathy provided the following report:

Total Revenue: The total YTD revenue for September was \$437,490 which is \$802 under budget. **Total Operating Expenses:** The total YTD operating expenses for September were \$393,760 which is \$11,105 over budget. The most significant variances to budget were as follows:

Landscape Maintenance – Other was \$3,714 under budget, **Park Maintenance** was \$18,496 over budget, **Security** was \$2,037 over budget, **Neighborhood Watch** was \$1,191 under budget, **Utilities** was \$1,694 under budget, **Postage** was \$1,141 under budget and **Supplies** was \$1,454 over budget.

The net **revenue over expense** YTD was \$43,730.

Cash balances at 09/30/21:

Operating - \$297,375.15

Reserves - \$157,112.21

Delinquent Report: Office Report:

Our delinquent amount as of October 20, 2021, from Terri Giles is \$15,972.56, minus outstanding second assessments.

Since our September 16th meeting, 13 home sales were processed, with 26 pending. No buyouts from the city are currently pending.

V. Committee Reports

A. Security – Sanders Gibbs

Sanders provided the following report:

Irregularity Report

- Fishing at the pond Sullivan Park and bridge.
- Harley Davidson damage on property landscape caused by an 18-wheeler.
- Change holder for air/vacuum tampered with @ Exxon. Also, trash cans stolen.
- Power outage on Pinehurst.
- Water repair lines on Baltusrol.
- Homes being demolished S. Pinehurst, Wild Dunes Ct.
- Rattlesnakes @ The Greens, Legends Way- animal control notified.
- Loose dogs on Pebble Beach – 311 notified.

Suspicious Person / Vehicle

- Vagrants @ The Greens, Exxon, Baylor Scott & White.
- Vehicles @ Legends Ln, The Shops, BB&T Bank, Shark Ln, S. Pinehurst.
- Persons @ Royal Lytham, Crown Colony, S. Pinehurst, Baltusrol, Legends Way, Wind Rock Villas and Coral Ridge Cir.

Emergency / Police

- AFD training on Wild Dunes. AFD found lost person in the woods by Lehman Way.
- Bank robbery @ Regions Bank.

B. Volunteer Security Patrol – Chris Burges

No report provided

C. Development/Infrastructure – Wendy Braniff.

No report provided

D. Crisis Management and Neighborhood Watch – Beth Cubriel/Fred Blood

Safety Enhancement Working Group

Beth reported that she received 329 responses online and approximately 100 hard copies of the Safety Enhancement Survey. This is a strong response (about 30% of OC houses) and an indication that residents are concerned with public safety.

She is still entering information from the hard copies (about half way done) and then she will create a summary of responses for our working group and the board. The working group will then meet to discuss research into enhancement options preferred by the community.

Below is a high-level summary of the results:

Safety concerns:

- 1) Speeding
- 2) Traffic
- 3) Theft is close third
- 4) Followed by Decreased police presence
- 5) Assault
- 6) Other (homeless)

Preferred resolutions:

- 1) Install gates
- 2) Video cameras
- 3) Speed bumps or signage
- 4) License plate capture
- 5) Other – stronger police presence

How to pay for:

This return is interesting considering the popularity of gating the neighborhood, which will require significant investment. The job of our group is to get a price on the gates so that OC residents can have an educated discussion about cost/benefit.

- 1) Dues increase less than 10%
- 2) Dues increase between 10-25%
- 3) One-time assessment
- 4) Eliminate extra overnight security (strong feelings against this option)

E. Traffic Control – Carolyn Dyer

Carolyn checked in with the contact person for the City Partnership program regarding the start date for the extension of the sidewalk from La Costa Dr. to Legends Lane Dr. Below is the answer she received on October 11:

“As of now, the Pinehurst Sidewalk Extension is scheduled for the end of October/ early November. However, that may change depending on the sidewalk teams operations, and the weather.”

In September of this year the HOA office received a request from an OC resident asking if we could have signs posted near the entrances of our OC neighborhood such as “CHILDREN AT PLAY OR PEOPLE WALKING”. I checked with the City of Austin Sign Department, and they do not have any such types of signs. Carolyn researched online looking for these types of signs and found the one below:



In addition Carolyn learned that studies had been conducted in regards to the displaying of signs stating and/or showing “CHILDREN AT PLAY” signs have caused more incidents of children being hurt or killed because some children think the sign is telling them this is a good place to play. The SIGN ABOVE IS OKAY.

To Carolyn’s knowledge there has never been a budgeted amount for Traffic Control. Thus, she is asking that our 2022 Budget include an amount of \$5,000.00 for Traffic Control. Her reason being is that Onion Creek neighborhood will need to find creative ways to help slow down the increase in traffic volume and speeding.

F. Legal – Darcy Hansen

No report provided

G. Modifications/Rules – John McNabb

No report provided

H. Government Affairs – Jerry Patterson

Jerry reported that CM Kitchen has pledged her office's help with installing a "fire gate" on the yet to be constructed extension/link of County Down Dr between the Onion Creek subdivision and the planned additions to the housing development now known as Bella Fortuna.

The gate would feature a "Knox Box" to allow only emergency vehicles transit into or out of Bella Fortuna.

This would require the concurrence of both the Travis County Fire Marshal and the Austin Fire Department.

The good news is all three parties, OCHOA, the Bella Fortuna developer, and the owner of the eight undeveloped lots in Onion Creek agree that a connection is unwanted and unneeded.

The bad news is, notwithstanding any agreement between AFD and Travis County that might exist today (and that agreement has not yet been reached) the fact that the development/construction is months or years away leaves us in jeopardy until construction is completed and the gate is actually installed.

This means we will need to continue to "lobby" the COA, AFD, and Travis County Fire marshal for some time to come. Subsequent decision makers can change any accommodation arrived at now.

To that end, Jerry testified at last week's Travis County Commissioners Court meeting against the connection. When the agenda item of approving the Bella Fortuna plat was introduced, and before Jerry testified against the connection, it was mentioned that residents opposed the connection as well.

They were and are aware of our objections. We need to keep them aware. The next step is to meet with AFD and the Travis County Fire Marshal.

I. Landscape/Parks – Dick Perrone

Dick reported that Legends Way Park is now complete except for the basketball goal being set in concrete. Before digging, all utilities and cable companies must sign off and the process has been slow. The city still has not striped the intersection crosswalk as promised but assured Dick the job will be done. All the vacant lots are looking good except for some dead tree work which is still in progress by the city contractor. Since the first of September, eight homes have been demolished on Wild Dunes, Indian Wells, Merion Cricket and South Pinehurst. Dick relocated fourteen trash receptacles in the city buy-out area and moved them to one location for pick-up. He contacted 311 for the city to pick-up and all have been removed.

Dick reported that this time of year is budget time and he itemized the dollars spent in 2021 for LANDSCAPE/ PARKS issues. Below is his 2022 budget proposal.

1. Irrigation repairs	2,118.90
2. Common areas & parks	9,079.28

3. Tree Work	13,175.00
4. City owned lots cutting	4,190.00
5. Legends Way upper area cutting	1,350.00
6. Animal waste bags (labor & bags) 5 stations	555.01
7. Elements contract work 12 @ \$3761.92	<u>45,143.04</u>
TOTAL	\$75,611.23

2021 Budget:

1. Elements Contract work	45,143.04
2. Landscape maintenance	15,400.00
3. Park maintenance	<u>2,750.00</u>
TOTAL	\$63,545.00

Over the Budget \$12,066.23

The 2022 Budget will include planting ten trees along the fence area of Legends Way. This road runs parallel to Bradshaw Road and North of River Plantation. Plants and irrigation will be redone in the bed areas of Interlachen and River Plantation.

Ten 30 gallon trees of various species will be 2" to 3" in trunk size and will cost \$240.00 each. Labor will run \$125.00 per tree, which includes supports and soil. The total cost is \$3,650.00. The Interlachen improvements includes 7 gallon plants and new irrigation work on both sides of Interlachen Drive within the brick outlined areas. The cost for this work is \$2,265.00 including plants, labor, and irrigation.

Also, included in the Budget is \$6,000.00 to cover potential costs for Sullivan Park after Onion Creek Club completes their water leak problem. Ryan at Onion Creek Club assured me they will start the week of October 25th to locate the 8-inch water leak. The owners have agreed to get this repair done.

Dick also reported that we are planting three 100 gallon 4" trees as memorials for Ray Combs, Mike Rodriguez and Richard Youngerman on the North berm of the Parkway. Light gray granite stones measuring 10" x 14" x 4" will also be included. The trees will cost \$475.00 each. Labor will run \$235.00 per tree, including supports and soil. The stones will cost \$526.00 each which includes etching and installation. (Since Youngerman's stone was paid for by a private resident homeowner, we will only have to purchase two). The total cost for the trees and the stones is \$3,182.00. All of the above items listed in the previous three paragraphs amount to \$15,097.00.

Dick feels confident that the various tree work and the lot mowing for the city, which cost a total of \$17,665.00 in 2021, will not be repeated in 2022. Thus, he recommends that the 2022 budget for Landscape/Parks total \$80,675.00.

The figure allows for repeating the 2021 expenditures and allowing \$5000.00 for inflation that has impacted both labor and materials.

J. Communications – Kathy Pillmore

Kathy reported that the newsletters will be mailed out before November 1st as they are at the printer as we speak. The next issue will be sent out in January 2022 and the deadline for submitting items for that edition will be December 1st.

K. Safety Enhancement Committee – Beth Cubriel

National Night Out

Beth reported that we had 14 NNO meetings throughout Onion Creek on October 5th. The HOA purchased deli sandwich trays and chips for attendees, along with Neighborhood Watch handouts. Thanks to all our hosts!

VI. OLD BUSINESS

Fog seal update-Kathy reported that the city applied a “fog seal” application on sections of streets on Pinehurst Drive, La Costa and River Plantation Drive in August. These sections were selected because of heavy traffic and minimal driveways. Kathy stated that in her opinion the fog seal looks much nicer than the chip seal coat that was applied several years ago. The rest of the neighborhood will be improved next year once the city decides the best product to use.

AT&T update-Kathy sent a letter and a list of resident’s names who have experienced intermittent service from AT&T to the AT&T Executive Office. Although the letter was intended for a Senior Executive, it was forwarded to Erin Burget, a customer service representative. Kathy had the opportunity to speak with Erin and Erin admitted that AT&T was aware of the spotty service in some sections of Onion Creek. She admitted there are no plans to resolve that issue at this time. AT&T will be introducing a new mini-cell in January 2022 that can be used in homes to boost their signal. Kathy asked if there was a way to get these mini-cells for free or at a significant discount for residents. Erin agreed to check if that was possible and respond to Kathy.

Since Kathy has not heard anything more from Erin, Kathy plans to resend her letter addressed to someone who has the authority to make that decision. Please stay tuned for more information. Erin can be reached at 512.657.5072 or by email eb663t@att.com

Nominating Committee- Kathy reported that Dick Perrone has agreed to chair the 2022 nominating committee.

VII. NEW BUSINESS

VIII. The meeting was adjourned at 5:38 pm by President Kathy Pillmore.

Recording: Denise Cadell

Approved _____, 2021.

Kathy Lahaye, Secretary