

# ONION CREEK HOMEOWNERS ASSOCIATION

## Board of Directors Meeting Minutes

November 21, 2020 FINAL

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held November 21, 2020 by remote login/Zoom and called to order by President Kathy Pillmore at 10 am.

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

Board members absent: Darcy Hansen, George Gerken, Jennifer Beaulieu

Also attending Annette Waller, HOA office staff

**II. Guests attending remotely:** Ryan Z, Martie Owan, Heather Mayhew,

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 October 16, 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 October was \$451,506 which is \$869 under budget. Total Operating Expenses: The total YTD operating expenses for October were \$433,992 which is \$44,108 under budget year-to-date. The most significant variances to budget were landscape maintenance. Park maintenance was \$12,810 over budget, Sullivan Park improvements (Reserve) was \$18,717 over budget, security was \$18,239 over budget, utilities was \$1,952 over budget, legal was \$3,361 under budget, newsletter was \$2,154 over budget.

The net revenue over expense YTD was \$17,514. Cash balances at 10/31/20, Operating - \$ 411,512.66, Reserves - \$167,947.32, CD - \$0.00

Kathy said she would meet with Terri Giles to go over landscape/park expenses, specifically for capital improvement invoices which may not be correctly coming out of the reserve account. Kathy requested all budget numbers come to her soon for the December board meeting approval of the budget for 2021. Kathy Pillmore said the budget could be approved by the board in December but will be presented at the General Membership meeting in January, specifically regarding the increased security costs with an additional shift and vehicle, contracted through June 2021, and the possible need for a dues increase. Kathy Lahaye stated that we are under budget every year; we have \$580,000 cash in the bank and in a strong financial position and opposes

a dues increase. Kathy Pillmore stated we need hard numbers to present in January. Kathy Lahaye said she would run the numbers including the extra security costs and make a recommendation regarding a dues increase.

### **Delinquent Accounts**

Since the last board meeting, the office has collected \$11,222 in delinquent payments. Our current delinquent balance as of November 21, 2020 is \$27,604.00. Darcy signed 18 delinquent demand letters which went in the mail and will be followed up with liens if payment is not received by early December. The office has received payments on 16 home sales since the October meeting. There are 12 pending sales. There has been one city buyout completed since the last board meeting, with 3 pending, one of which is a delinquent account for \$301.40. Kathy Pillmore said her city list indicated 117 buyouts had taken place so far, with a total of 138 listed, and there would be some who will not be taking the buyout.

## **V. Committee Reports**

### **A. Security – Jennifer Beaulieu - absent**

Jennifer's written report stated holiday bonus checks for 6 drivers for a total \$1,500.00. The supervisor will receive \$500 and each additional driver will receive \$200. This is a seasonal gift from the HOA budget, not a Smith expense.

The budget numbers for security 2021 - Total \$286,000.00 based on \$5,500 per week which is the current average with the new driver and truck. This is also based on the pay rates staying the same.

Currently - Supervisor \$16.00 per hour, evening officers \$13.50 per hour, overnight officers \$14.25 per hour. There was discussion regarding holding off on security raises until the board can see final budget numbers with total number of homes dropping due to city buyouts, and the contracted additional security shift. Kathy Pillmore stated there was time to discuss this later before a decision must be made.

### **B. Development/Infrastructure – Wendy Braniff**

Wendy reported on the multifamily residence development on Old San Antonio Road – 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 requesting to go from IRR (1 unit per acre) to MF3 (35 units per acre), including 197 units. OCHOA filed interested party status. The staff report recommends granting MF2 zoning, for which the maximum height is 40 feet and the average density is 20 units per acre, so depending on the impervious cover (60% would yield 8.35 acres), up to about 167 units. The Applicant agrees with the Staff recommendation. COA Zoning & Planning Commission considered the



application on 11/17/20. (Case No. C14-2020-0116) Wendy explained the concern with affordable housing due to HUD's initial financing for the project, and subsequent owners who may not pay close attention to maintaining the property or maintaining the enforcement of rules. This can be a problem over time, not immediately, and will need to be monitored.

**C. Neighborhood Watch/ Crisis Management Team – Beth Cubriel**

Beth Cubriel reported for neighborhood watch - reports of car break ins on Halloween night. The break-ins and vandalism mostly occurred on North Pinehurst and streets that intersect into North Pinehurst. Some of the activity was captured on camera. Victims were encouraged to report activity to 311.

Beth reported on a new Neighborhood Watch volunteer, Lindsey Rogers Ross, who has volunteered to organize Legends Way. She is already managing the Legends Way Facebook page and organizing regular (and COVID appropriate) social activities for LW.

**D. Traffic Control – Carolyn Dyer**

An OC resident residing on Wild Dunes Court requested a NO OUTLET sign to be placed on the Wild Dunes Drive/Wild Dunes Ct. street sign. The city of Austin approved it if a resident who lived on that street would enter the request through 311, which was done by Dick Perrone.

The city received payment for our portion of the sidewalk extension on Pinehurst Dr. between La Costa Dr. & Legends Lane for \$7200. We budgeted \$10,000 in 2019 for this project. We are one of eight projects that the Neighborhood Partnering Program approved, and we will be waiting to receive the dates for this project.

**E. Legal – Darcy Hansen -absent**

**F. Modifications/Rules – John McNabb**

John McNabb made a motion to the board to approve the legal demand letter presented in the 9:30 am executive session, to be mailed to a resident who is in violation of the CC&R's regarding a backyard fence. Dick Perrone seconded the motion and it passed by unanimous vote.

There was general discussion regarding residential "opinion" yard signs, which are a problem if they seem permanent, not sale or lease signs, or graduation signs. John mentioned in particular the "We support our police" signs, which most of us agree with, but are proliferating the neighborhood and technically violate the CC&R's. Kathy Pillmore agreed to send an email blast requesting the removal of these signs, and other "opinion" signs cluttering yards.

## **G. Government Affairs – Jerry Patterson**

Jerry Patterson reported on the condition of the city buyout lots. Kathy Pillmore said she will meet Leah Gibson, Watershed Department representative, to walk the lots and discuss ongoing maintenance.

## **H. Landscape/Parks – Dick Perrone**

Dick Perrone reported on broken limbs, brush, etc., located on the lots owned by the city. Dick hired L & S Landscaping to pick up downed limbs and brush in October. The job was completed November 6. The completed job required eight loads taken to the TDS land fill at the cost of \$515.00 including pick-up and dumping. All this brush material was on the ground at the time of the mowing. The city contractor did not remove but just mowed around the items on the ground located on the various lots where homes had been removed. No items on the vacant homes were removed. Dick reported the Legends Way 42' vinyl park fence between the neighbor and the park was completed.

## **I. Communications**

Newsletter deadline for Jan-Feb newsletter is a firm 12/1 due to early printing dates because of the holidays. This newsletter will contain bios of the board candidates, the proxy form and general meeting draft agenda. The newsletter should be in homes no later than January 1. Wendy said she would like to see the next newsletter feature an article on Bob Larsen, who has done a lot for our neighborhood as a BSEACD board member. Wendy will get a draft to Kathy for her review.

## **VI. OLD BUSINESS**

Jerry McIlhonn gave an update on the volunteer security patrol, which currently has three volunteers who need to complete ride-arounds with Smith security; Jerry will schedule the ride-along soon. Jerry requested more email notifications to the neighborhood for additional volunteers. The time of the volunteer shifts was discussed, and it was decided to keep these shifts between 10 am - 6 pm in order to be visible to residents, daylight hours.

Martie Owan gave an update on the nominating committee for the 2021 board elections. Martie Owan is chair, with additional members Cathy Miller, Ken Jacob, John McNabb, CW Hough. Martie recapped the three candidates which had been interviewed by the committee the previous week. They are Sanders Gibbs, Christopher Burges, Kimberly Collins. Kathy Pillmore asked the board to approve this slate of candidates for the 2021 Onion Creek HOA board elections; the motion was made by John McNabb and seconded by Carolyn Dyer. Discussion followed - Wendy Braniff asked if the possible Legends Way board representative would be required to do more than represent this area of the Onion Creek neighborhood. Kathy Pillmore asked the board to consider changing



the bylaws to allow 13 board members. This will be considered at the December meeting. The incumbents for next year are Jerry Patterson, Dick Perrone, Wendall Braniff, and John McNabb

**VII. New Business:**

Kathy Pillmore discussed a possible LTC class for residents to be held at the club. She asked the board to consider supplying refreshments to trainees.

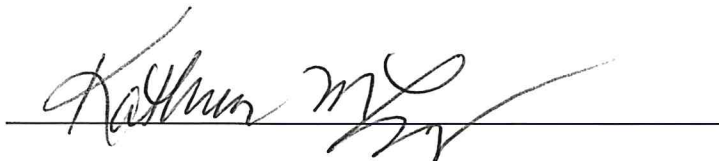
The certified instructor has a shooting range on his property near Dale. He would do a 4-1/5-hour class in the club (from 8 to noon) on a Friday or Saturday. The students would drive to his property in Dale/Lockhart to do the shooting qualification which should take another 1-1/2 hours (with driving time). He charges \$100 per person (additional \$20 if they want to rent a gun). Class size is limited to 18 people. Residents would have to register with the HOA and pay in advance. The classes would be offered after January 1, with pre-registration, fees, and application taken up front to ensure class size. It was decided to add the breakfast/refreshment cost to the price of the class, around \$115, to prevent using HOA resources for a controversial subject. Kathy will send email announcements to determine interest in the class and a mention in the next newsletter.

Kathy requested a proposal from McGray and McGray Land Surveyors for a drone flyover of Onion and Slaughter Creeks where they abut Onion Creek. The purpose is to determine blockages in the creeks so that we can get the city's Watershed Protection Department to clear them. The flyover would take place in January/February when the trees are bare. The cost was prohibitive, and Kathy requested recommendations from board members for a less expensive option.

The meeting was adjourned at 11:52 a.m. by President Kathy Pillmore.

Recording: Annette Waller

Approved December 18, 2020



Kathy Lahaye, Secretary