

ONION CREEK HOMEOWNERS' ASSOCIATION
Board of Directors Meeting – December 16, 2021
FINAL

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held Thursday, December 16, 2021, at the Onion Creek Club and by Zoom. The meeting was called to order by President Kathy Pillmore at 4:00 p.m.

Board members attending: Fred Blood, Beth Cubriel, Carolyn Dyer, Sanders Gibbs, Darcy Hansen, Kathy Lahaye, John McNabb, Jerry Patterson, Dick Perrone, and Kathy Pillmore.

Board members absent: Wendy Braniff, Chris Burges

Also attending, Denise Cadell and Jane Redding HOA office staff.

II. Guests attending: Sergio Villegas, Ken Fess, Jon Ross, Meg Murphy, Jody Plummer, Matthew Murphy, Mary Jo Benton, Clint Hudler, Nydia, Stephanie Cerda, Anne Inman, Ryan Z., Chris, Christopher Green, Stephanie Cerda, and Cristine Castillo.

III. Approval of Minutes

Darcy Hansen moved to approve the November 20, 2021, board meeting minutes, Dick Perrone seconded; the minutes were unanimously approved.

IV. Financial Report – Kathy Lahaye, Treasurer

Kathy provided the following report.

Total Revenue: The total YTD revenue for November was \$456,093 which is \$4,319 under budget.

Total Operating Expenses: The total YTD operating expenses for November were \$476,370 which is \$15,602 over budget. The most significant variances to budget were as follows:

Park Maintenance was \$14,980 over budget, **Security** was \$1,468 over budget, **Utilities** was \$1,973 under budget, **Postage** was \$1,383 under budget and **Supplies (Computer Software/Updates)** was \$1,482 over budget.

The net revenue over expense YTD was (\$20,277).

Cash balances at 11/30/21:

Operating - \$240,918.48

Reserves - \$159,974.87

Kathy distributed a preliminary 2022 budget for all to review. Most noticeable 2021 expenses were for landscape and maintenance, (due to the February freeze) and expenses for security, (due to adding an additional shift). Because we are almost \$60K unfavorable, we are looking at increasing our HOA dues for 2022. Kathy Pillmore stated that we have been using our cash balance for several years which allowed us to keep from raising our dues until now. Basically, we will need to increase our dues if we want to get our operating expenses in alignment.

Carolyn Dyer moved to increase the HOA residential dues by 10%. Jerry Patterson seconded; the motion was unanimously approved.

Kathy Pillmore advised that the budget will need to be amended and Kathy Lahaye will make those changes.

Darcy Hansen made a motion to accept the budget as presented and end with the changes that we understand to date; Fred Blood seconded; the motion was unanimously approved.

Kathy Lahaye advised that we didn't mention increasing commercial property HOA dues. In the past, these dues were set during negotiations and these dues need to be increased as well.

Jerry Patterson moved to increase the dues for all properties under the Onion Creek HOA umbrella by 10%. Dick Perrone seconded; the motion was unanimously approved.

Delinquent Report: Office Report

Denise Cadell provided the following report.

Our delinquent amount of HOA dues as of December 13, 2021, is \$12,983.99, minus outstanding second assessments. The delinquent amount of HOA dues with the outstanding second assessment (July-December) is \$31,433.25.

Since our November 20th meeting, 7 home sales have been processed, with 13 home sales pending. Three buyouts from the city are currently pending.

Kathy Pillmore advised that we currently have 1,431 rooftops in Onion Creek.

V. Committee Reports

A. Security — Sanders Gibbs

Sanders provided the following report.

- Mailbox damage
- Speeding
- Solicitors
- Vehicles/trunks left open/unlocked
- Theft of vehicle/property
- Vagrants roaming in the neighborhood, at The Shops and businesses, the Exxon and Valero stations
- Illegally parked vehicles/abandoned

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

Beth and Fred had no new information to report.

E. Traffic Control – Carolyn Dyer

Carolyn provided the following report.

The new starting date for the Pinehurst Drive sidewalk extension from La Costa Dr. to Legends Lane is December 21, 2021. The date may need to be delayed if current projects experience issues.

Carolyn is keeping in touch with the gentleman who is the Program Manager with the Transportation Engineering Division for Austin regarding increased speeding and traffic volume along River Plantation Dr., N Pinehurst Dr. and La Costa Dr.

After having received several complaints about speeding on Lehman Way, Carolyn submitted a request to have a volume/speeding study made on this road.

The picture below is what the city installed on the pedestrian crossing for Lehman Park on Lehman Way Road. Carolyn emailed this picture to Max trying to find out if this would be considered an example of a chicane used for slowing down traffic. Unfortunately, he said NO, that the idea of a chicane is to alter the trajectory of a vehicle horizontally along a certain section of roadway. He also said they are currently designing a pilot chicane project, but they have not implemented any residential roadways with these types of deflections yet.



F. Legal – Darcy Hansen

Darcy provided the following report.

1. Our outside counsel has joined a new firm and has sent a new client contract. It has been reviewed and executed.
2. The annual security contract was also up for renewal. The HOA agreed to increase base pay of the guards by 50 cents an hour, which was incorporated into the agreement. This contract has been reviewed, negotiated, and is ready for execution.
3. Darcy asked that our accounting firm also include and report the outstanding dues from the second billing in 2021. After the holidays, we will be proceeding with more aggressive collections on this batch of delinquent accounts.

4. The 2nd liens are in place pursuant to our bylaws. This included the fee increase voted on by the board earlier in the year.

G. Modifications/Rules – John McNabb

John had nothing new to report.

H. Government Affairs – Jerry Patterson

Jerry had nothing new to report.

I. Landscape/Parks – Dick Perrone

Dick reported that on Monday, November 22nd, the city painted the required striping for the pedestrian crossing on the two immediate adjoining streets in front of Legends Way Park. The striping was needed to protect the access to the park because many of the children using the park came to the park on foot. The use of the park has increased since the park's completion in early November.

An issue has been brought to our attention by two homeowners that immediately abut to the park. The problem is the noise of the basketball on the slab and the backboard. Both homeowner's state that the noise is affecting their enjoyment of their back yards. Dick has spoken to both and have asked for some time to see how often the basketball court is used. The park was not a planned use of the lot when they purchased their homes, and the park does adjoin their property lines. Dick will also investigate another location for the basketball net.

Three memorial trees have been planted on the north berm of Onion Creek Parkway and the individual head stones are in place. The three trees are dedicated to the memory of Ray Combs, Mike Rodriguez, and Richard Youngerman. The irrigation to each has been installed and next week the stonework for soil retention will be installed and excess soil will be removed.

Dick provided a copy of the material that was given to Kay Stagner re the lot transfer on Pebble Beach Drive.

J. Communications – Kathy Pillmore

Kathy reported that the January/February 2022 newsletter went to the printer on December 13th. It includes the Annual Membership Meeting agenda and the proxy for new board members. Carolyn Dyer moved to accept the slate of candidates; Jerry Patterson seconded; the motion was unanimously approved.

The next newsletter is the March-April issue with a deadline for submissions of February 10th.

K. Safety Enhancement Committee – Beth Cubriel

Beth advised she had a follow-up meeting with Flock Security (the company that provides the license plate readers). Travis County will not allow us to use the information as evidence. The safety committee will meet before the January 20th meeting to review the surveys and come up with additional options. Beth advised that traffic and speeding are the biggest concerns in Onion Creek.

L. OLD BUSINESS

Carolyn reported on her continued efforts to get chicanes installed.

Discussion about extending security.

Discussion about speeding and traffic as being a major ongoing concern amongst the residents.

M. NEW BUSINESS

Kathy reported on our acquisition of Constant Comment to be used for a variety of communications and the hiring of a new web master. He is an Onion Creek resident and plans to have our new website up within the next 2 months.


She announced that the training for the new board members will be at 10:00 am January 27 in the HOA office board room.

N. The meeting was adjourned at 6:00 pm by President Kathy Pillmore.

The annual membership meeting will be held on Saturday, January 22, 2022, at 9:00 a.m. at Onion Creek Club in the main dining room. This is an in-person meeting only. A final report is expected from all board members. After the meeting, the newly elected board will meet to elect officers.

Recording: Jane Redding

Approved, March 24, 2022


Kathy Lahaye, Secretary

