

ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting – March 17, 2022

FINAL

I. The regular monthly meeting of the Onion Creek Homeowners Association was held Thursday, March 17, 2022, at the Onion Creek Club. The meeting was called to order by President Jerry Patterson at 4:00 p.m.

Board members attending: Martin Benavides, Fred Blood, Beth Cubriel, Ken Fess, Brad Glendenning, Darcy Hansen, Kathy Lahaye, Jerry Patterson, and Dick Perrone.

Board members absent: Chris Burges and Jerry Epting.

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

II. Recognize Visitors/Guests

Guests attending: Sherry Burke and Cherylann Kennedy

Jerry welcomed our guests and thanked them for attending.

III. Approval of Minutes

Kathy Lahaye moved to approve the February 19, 2022, board meeting minutes, Dick Perrone seconded; the minutes were unanimously approved.

IV. Financial Report – Kathy Lahaye, Treasurer

Kathy provided the following.

Total Revenue: The total YTD revenue for February was \$204,068 which is \$5,847 under budget. **Total Operating Expenses:** The total YTD operating expenses for February were \$79,639 which is \$6,625 under budget. The most significant variances to budget were as follows:

Landscape Maintenance – Other was \$2,490 under budget, **Park Maintenance** was \$6,277 over budget, **Security** was \$11,565 under budget and **Website Expense** was \$1,250.00 under budget.

The net revenue over expense YTD was \$124,429.

Cash balances at 02/28/22:

Operating - \$370,981.94

Reserves - \$108,274.94

Delinquent Report: Office Report:

Denise reported the delinquent report received from Terri Giles indicated that as of March 15, 2022, our delinquent amount is \$24,147.70 minus outstanding first assessments. The total amount of all delinquent accounts is \$63,795.14.

Since our February 19th board meeting, 6 home sales have been processed, with 11 home sales pending.

V. Committee Reports

A. Volunteer Security Patrol-Chris Burges

Chris was unable to attend but advised via email he has received two application submissions to join the volunteer security patrol. He is currently working with Antonio to set up a training for these new volunteers

B. Development/Infrastructure – Jerry Epting

Dick Perrone shared Jerry's report of the following ongoing developments.

9400 Alice Mae Lane which is located behind Target in South Park Meadows. The property adjoins a senior retirement facility and proposes an office building and other improvements.

9400 Capitol View, which is located off east Slaughter Lane and part of the Goodnight Ranch development, will become a new home for the Austin Fire Department and EMS.

The famous Hill's Restaurant site at 4704 Congress Avenue will become a mix of multi-family, office, and retail use.

7400 South Congress, just north of the intersection of Dittmar and Congress and on the west side is planned for multi-family use.

10258 Old Lockhart Road which is east of Lennar Crossing is seeking approval for multi-family use. The site is 3.7 miles from Onion Creek proper.

13220 Old San Antonio Road which adjoins the south end of Onion Creek Meadows, is proposing detached condominiums. The property is situated immediately west of the intersection of Puryear Road and Old San Antonio Road.

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

Beth reported that Neighborhood Watch is going to explore a "personal security" day in advance of National Night Out. The targeted date for the event is Tuesday, September 27th, one week ahead of National Night Out. The Board is going to plan for shredding services to be made available to OC residents in addition to vendors who can educate our neighbors on personal security services. We will also use the event to promote National Night Out.

Regarding FLOCK Security, after receiving feedback from what we think is the only other community within the City of Austin limits to use FLOCK cameras, the board has decided to table the proposal from FLOCK. It was reported to us that the Austin Police Department does not have the investigators it needs to utilize evidence collected by FLOCK to prosecute almost all crimes. The board does not believe at this time that there is cost benefit for FLOCK.

Instead, to deter criminal activity, Beth will explore the cost of larger signs and entry way columns announcing that our neighborhood utilizes 24-hour security and cameras. Regarding crises communications, Beth proposed use of text messaging services to have available to communicate with residents in the event of real emergencies, such as the winter storm. As a result of the safety enhancement survey, we have collected more phone numbers that could make a texting service a more productive option than it has been in the past.

D. Traffic Control – Brad Glendenning

Brad reported he has had a call from a concerned neighbor on La Costa about options for addressing the traffic flow on that street. He is compiling suggestions from all La Costa

residents for options to consider. His plan is to schedule a meeting with La Costa residents to discuss next steps.

Brad will follow-up on the downed stop sign at Pinehurst and Baltursol to determine when street markers will be replaced. Brad is in the planning stage of the street survey for missing signage and roadway markings. He will generate an updated report and provide it to Anthony at the city.

Brad is still planning to schedule meetings with two individuals from the city that Carolyn Dyer recommended he meet with.

Brad is still interested in setting up a separate Gmail account for this committee and to schedule time for a meeting with the HOA webmaster.

E. Legal- Darcy Hansen

Darcy had no information to report.

F. Rules & Enforcement Committee Report– Ken Fess

Ken reported that as of March 15, 2022, the REC had received 18 complaints/inquiries since January 1. Ten have been resolved and the ones currently pending include political signs in front yards, unauthorized flags being flown, exterior painting without requesting permission and trailers parked in front of homes for extended periods. Letters have been sent to all who are not in compliance.

Ken advised that relevant to our last discussion on separating the Architectural Control Committee and the Rules and Enforcement Committee that we entertain a motion to do so.

Brad Glendenning moved that all BOD members assigned to the Architectural Control Committee, also known as the Modifications Committee, be removed from the committee. That the BOD establishes a Rules and Enforcement Committee, consisting of at least three members of the Board, representing all subdivisions of the Association, with the duty and authority to enforce the Association Rules, Covenants, Conditions, and Restrictions (CC&R's) as prescribed in the Association's Bylaws, Policies and all CC&R's pertaining to the sections and subdivisions of the Association, and that the Chairman of the Rules and Enforcement Committee will act as a liaison between the Board and Architectural Control Committee. Kathy Lahaye seconded; the motion was unanimously approved.

Ken will compose a notice that will appear in the next newsletter reminding residents to get approval for any external modifications. Complaints will need to be addressed by the Rules & Enforcement Committee and not officers or other Directors of the BOD; all notifications will be processed through the HOA Office. No officers or Directors should participate in decisions regarding modifications or improvements requests by homeowners since the law is very specific.

Ken will review reuse of the lots - check on any conflict with the CC&Rs. He plans to meet with the president of Cypress Ridge HOA to discuss the individual homeowners' restriction on Cypress Ridge residents' access to common property. He will also review the OC Fining Policy and the need for a restated policy on fences.

G. Government Affairs – Fred Blood

Fred and Jerry met to discuss any current government affairs and advised there was nothing new to report.

H. Landscape/Parks – Dick Perrone

Dick reported that the uneven sidewalks in Ballybunion Park have been removed and replaced with new cement walks. New shrubs will be replaced in the spring. The shrubs on Pinehurst adjoining Onion Creek Parkway have been trimmed down in the hopes that the new lower growth will grow up and restore the shrubs to their former height and thickness. Twelve trees have been planted adjoining Bradshaw on the Legends Way side fulfilling our promise from December 2018. The trees will help provide some green appearance to the fence line.

Dick reported that Austin Energy has marked all trees restricting street lights and trees marked with a green ribbon will be trimmed by a city contractor in the upcoming weeks.

Dick has met with the new Onion Creek Club manager, and he will attend our next meeting to discuss how we may best re-use the city owned vacant lots. Seven more homes which were purchased by the city are planned for demolition this year.

I. Communications – Beth Cubriel

Beth asked that articles for May-June newsletter be submitted to her by April 10th.

VI. OLD BUSINESS

Board Vacancy-We are looking for someone to fill the Security role on our board. Please encourage any qualified residents to volunteer so the position can be filled quickly.

HOA Insurance Coverage-Our current policy has been reviewed by one of our residents who has insurance experience, and our policy has been renewed as of April 1. We retained the same coverage and added a cyber policy, per their recommendation since the cost was minimal.

Ring Security Camera for HOA Office-This was installed in the HOA office on March 9th. Residents will have to ring the doorbell for admittance.

VII. NEW BUSINESS

There was no new business to report.

VIII. Meeting Adjournment

Ken Fess moved that the meeting be adjourned; Darcy Hansen seconded; the motion was unanimously approved. The meeting was adjourned at 6:20 PM by President Jerry Patterson.

The next meeting will be held on Thursday, April 21st at 4:00 pm at Onion Creek Club.

Recording Secretary- Denise Cadell

Approved: Kathy Lahaye 4/22/2022

Kathy Lahaye, Secretary