

ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

March 18, 2021 **FINAL**

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held March 18, 2021 by remote login/Zoom and called to order by President Kathy Pillmore at 4:00 pm.

Board members attending: John McNabb, Kathy Pillmore, Dick Perrone, Carolyn Dyer, Beth Cubriel, Jerry McIlhon, and Jerry Patterson

Board members absent : Sanders Gibbs, Wendall Braniff, Chris Burges, Darcy Hansen, and Kathy Lahaye.

Also attending, Annette Waller, HOA office staff.

II. Guests attending remotely: Leza Gan, Richard Woodin, John Ross, Dagoverto Zavala, Jackley Jaime, Kiser D, Jennifer Beaulieu

Kathy Pillmore welcomed the online guests and requested if they wished to speak on an agenda item to please send a chat message.

III. Carolyn Dyer moved to approve the February 20, 2021 board meeting minutes. Dick Perrone seconded; the minutes were unanimously approved.

IV. Treasurer – Kathy Lahaye (absent)

Total Revenue: The total YTD revenue for February was \$190,409 which is \$4,575 over budget. Total Operating Expenses: The total YTD operating expenses for January were \$78,332 which is \$1,197 under budget. The most significant variances to budget were as follows: Park Maintenance was \$1,345 over budget and Security was \$1,010 under budget. The net revenue over expense YTD was \$112,077.

Cash balances at 02/28/21: Operating - \$452,142.01, Reserves - \$147,093.18

Delinquent Report: The late payment statements for the first assessment have been mailed and we have received approximately \$17,000, bringing our current delinquent amount to \$47,000. The office will begin to contact unpaid accounts by email and phone the first week in April and will follow up with demand letters and subsequent liens.

The office collected another 40lbs of used household batteries for Austin Resource Recovery.

The office reported a total of 125 city buyouts in February, and we have received three more closing requests, making the total number of buyouts 128, out of 138.

V. Committee Reports

A. **Security – Sanders Gibbs - absent**

B. **Volunteer Security Patrol – Jerry McIlhon**

Jerry McIlhlon - reported the number of volunteer security drivers remains the same at five. Jerry suggests a block party in two months time to generate support and knowledge of the security driver program.

C. Development/Infrastructure – Wendy Braniff- absent

Wendy Braniff submitted to the office there are no recent changes to current development reports.

D. Neighborhood Watch/ Crisis Management Team – Beth Cubriel

Beth reported that National Night Out this year is October 5, if the Covid problem does not interfere again this year. Last year the event was held in smaller street groups and Beth asked for feedback from the board for this year. It was agreed that the small street gatherings allow neighbors to meet their close neighbors - but an early evening community-wide gathering at the club to meet Rosie Perez, APD District Representative who replaced Marcel Gamboa. Beth will sound out her committee, call Ms. Perez, and contact the fire department before deciding. At some point before October 5, an email blast will be sent announcing OC National Night Out plans, and hosts will be organized for individual block parties.

Beth asked if she should explore texting options and Kathy said yes.

E. Traffic Control – Carolyn Dyer

Carolyn reported that she and Kathy Pillmore drove every street in Onion Creek the last week in February, in preparation for meeting with the director of COA Public Works, which took place a week or so later. The purpose for the meeting was to discuss resurfacing of our streets later this summer. Kathy set up a zoom meeting recently with herself, Carolyn, Dick Perrone, Eric Busker, Project Manager for the SPV/Bradshaw project. Carolyn reported that all the stakeholders are not yet in agreement for the road realignment; that there will be a traffic signal installed at 1327; and that the alignment design must be completed by the end of 2021. The road plans include a 4-lane divided road with a bike lane and sidewalk to Turnersville. The stakeholders include TDS, Cloverleaf Development, the development on the eastside of Turnersville, the OC HOA, Travis County, and the city of Austin. Kathy Pillmore had set up a meeting with Ann Kitchen, Councilperson Fuentes and Alison Mills, Austin Transportation, along with Dick Perrone, and Wendy Braniff.

Kathy Pillmore emphasized the first step is to get on the City of Austin radar, and to control traffic cuts through our neighborhood while construction is ongoing. More meetings will be planned with Councilperson Fuentes and Commissioner Gomez to coordinate improvements on Bradshaw before construction.

F. Legal – Darcy Hansen – absent

G. Modifications/Rules – John McNabb

John McNabb reported for the Architectural committee regarding requests for exterior generators. They will be allowed and the request to keep them out of view as much as possible will be made to homeowners who ask permission to install one.

On the yard signs problem in Onion Creek, John will get the postcard project back up and someone will drive the neighborhood to get an updated offender list.

H. Government Affairs – Jerry Patterson

Jerry Patterson reported for the government affairs area. There was general discussion on the upcoming city of Austin election for eight propositions May 1. It was agreed that the board would look at them to see if it should take any positions. Beth offered to take communication from the board to the Capitol. Jerry Patterson asked if our HOA was incorporated, and John said yes.

I. Landscape/Parks – Dick Perrone

Dick Perrone reported for landscape and parks - he is waiting on the playground equipment for Legends Way. He reported that the city had removed some debris from empty lots, but not everything. The pampas grass on OCP will be cut back due to the freeze.

J. Communications

Kathy reported the May-June newsletter submittal deadline is April 10.

VI. OLD BUSINESS

Kathy reported that she drove the streets with Richard Mendoza, director of COA's Public Works Department, to inspect the poor paving job. The suggestion is to test a new product sealer on specific street sections, before proceeding to repair them all. There was discussion on damage to some areas from the bulk recycle pickup equipment. Dick Perrone asked about the timeline and the final repairs for all streets will be after October 1, for budget reasons.

Kathy Pillmore requested a board volunteer to head up the Safety enhancement/gating committee. She has several people interested in being on the committee.

VII. New Business:

General discussion of fees to homeowners who require HOA services to come into compliance on complaints. There was general discussion regarding the fining policy, which is \$50/day, depending on the covenants section of the neighborhood. Kathy suggested \$100 above expenses for services incurred by the HOA; John McNabb and Carolyn thought \$50 was reasonable, per violation (plus expenses incurred).

Kathy Pillmore requested a board volunteer to head up the Safety enhancement/gating committee. She has several people interested in being on the committee. Beth Cubriel volunteered to head up this committee; Kathy said she would attend initial meetings.

Carolyn Dyer made the request to consider moving the board meetings to 6 or 6:30 considering the recent February 6 pm meeting which generated many guests.

The meeting was adjourned at 5:05 pm by President Kathy Pillmore.

Recording: Annette Waller

Approved _____, 2021.

Kathy Lahaye, Secretary