

ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

April 15, 2021 **DRAFT**

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held April 15, 2021 by remote login/Zoom and called to order by President Kathy Pillmore at 4:02 pm.

Board members attending: John McNabb, Kathy Pillmore, Dick Perrone, Carolyn Dyer, Beth Cubriel, Jerry Patterson, Sanders Gibbs, Wendall Braniff, Chris Burges, Kathy Lahaye.

Board members absent : Darcy Hansen, Jerry McIlhlon

Also attending, Annette Waller, HOA office staff.

II. Guests attending remotely: Keith Purcell, Jody Plummer, Shawn Broom, D. Kiser, Mary Jo Benton, Bob Dehm, Ben Guo, Bruno Rossi

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 March 18, 2021 board meeting minutes. John McNabb seconded; the minutes were unanimously approved.

IV. Treasurer – Kathy Lahaye

Total Revenue: The total YTD revenue for March was \$208,565 which is \$18,557 over budget. Total Operating Expenses: The total YTD operating expenses for March were \$114,850 which is \$11,216 under budget. The most significant variances to budget were as follows: Park Maintenance was \$1,975 over budget and Security was \$2,963 under budget. The net revenue over expense YTD was \$93,716.

Cash balances at 03/31/21: Operating - \$402,800.59 Reserves - \$148,524.52

Carolyn Dyer asked Kathy about the variance in the reserve number from 2018 to current. Kathy said Terri Giles was putting money in the reserve account every month and it was the correct balance. Kathy reported there was a big end-of-year adjustment and the account was on target through the end of 2021.

Kathy Pillmore reported that the current Reserve study members are Kathy Lahaye, Wendy Braniff, Dick Perrone. John McNabb requested to be added to this committee.

Dick Perrone requested that the next Reserve Study been put off until the completion of the Legends Way Park, probably September, and the board agreed to this request. Kathy Pillmore requested that the committee members review the 2018 study before the first meeting in September. It was reported that Wendy would look into an outside bid for the next study. Kathy Lahaye reported it was \$800 for the last updated study. This amount did not include a site visit. Kathy Pillmore mentioned the importance of an updated reserve study due to the city buyouts and the new homes and park in Legends Way.

Delinquent Report: Our delinquent total on 4/5/2021 was \$36,614, and we have deposited payments for \$3,900 since the report, leaving an approximate balance of \$32,714.00. We are preparing 34 demand letters (amounts over \$300), and these will mail next week, followed by liens on properties whose owners do not respond to the letter.

The office has received resale certificate paperwork and fees for 7 home sales since the last board meeting, with 8 sales pending. We show two city buyout sales pending, City buyout home sales as of January 15th was 129, and 110 have been demolished.

V. Committee Reports

A. Security – Sanders Gibbs

Sanders reported our neighborhood has been relatively quiet from criminal activity. Calls to Smith personnel include suspicious persons, suspicious vehicles, fishing at Sullivan pond, aggressive drivers, vehicles parked after hours at the commercial establishments, noise complaints, damaged mailboxes, and gas/water leaks.

Sanders reported a .50 cent/hourly raise to Smith personnel was budgeted in December but has not yet gone into effect. He will contact Ken Roe to get it implemented.

Kathy Pillmore brought up the upcoming additional driver Smith contract and reported it appeared to renew July 15, without a definite term, but is month-to-month. She asked for the board to consider this coming contract renewal and it will be brought up at a future board meeting before the July renewal deadline. Kathy asked Sanders to report at the next board meeting on any changes with the Smith contracts/personnel.

Carolyn asked the board to consider the possibility of using this additional night shift driver for a partial week, not a full seven-day shift. Discussion included changing the pattern of the shifts and getting more input before deciding on the renewal. Sanders mentioned possible increased summer-months activity due to kids out of school. The problem with increased mailbox destruction was discussed.

B. Volunteer Security Patrol – Jerry McIlhon - absent

C. Development/Infrastructure – Wendy Braniff

Wendy reported on new businesses near the neighborhood including Precision Camera & Video in SouthPark Meadows, Austin Pickle Ranch located near Goodnight Ranch at 9110 N. Bluff Springs Road, Twin Liquors, at the Oaks at Slaughter Shopping center, which is anchored by the H-E-B at the corner of Slaughter Lane and South Congress Avenue, and Dutch Bros Coffee at 9605 Menchaca Road this fall.

Wendy's written report included news about Alamo Drafthouse Cinema which filed for Chapter 11 bankruptcy March 3 and announced the closure of two theaters: Alamo Drafthouse Marketplace in New Braunfels and The Ritz in Downtown Austin. The South Austin location at 5701 W. Slaughter Lane will not close, and Space X, the aerospace

manufacturing and transportation company owned by Tesla CEO Elon Musk, is breaking ground on a new manufacturing facility in Austin.

Carolyn asked about the quality of the homes being built in the Cloverleaf development; discussion followed.

D. Neighborhood Watch/ Crisis Management Team – Beth Cubriel

Beth reported we are registered for National Night Out October 5. She asked Kathy Pillmore about a follow-up from the last board meeting regarding the Gating committee.

The subject of a new Texas Attorney General's opinion on street usage of golf carts came up – the board discussed it briefly. John McNabb commented that this opinion that cart drivers must have a driver's license is not enforceable; it was the board opinion to not take any action in the form of communicating this AG opinion to the neighborhood.

Kathy Pillmore asked Beth about a texting system for Neighborhood Watch; Beth reported she had found a service that works with HOA's around the country and will check further. Kathy asked Beth if she had contacted Rosie Perez for the NNO event; Kathy mentioned this might tie into the 4th of July parade event.

Beth introduced herself to Chris Burges and suggested they meet to hand off the Neighborhood Watch chair to Chris, to free Beth up to assist Communications.

E. Traffic Control – Carolyn Dyer

Carolyn updated the board on the Travis County South Pleasant Valley Road project/Bradshaw Road (SPVR). She reported that the project is still in the Design Phase. The current road alignment will still be used but instead of having the four-lane divided road with bike lanes and sidewalks stop at the intersection of River Plantation drive, it will now stop at the 90 degree turn and continue as a two-lane road to River Plantation Drive intersection in place of the current Bradshaw Road.

The City of Austin is preparing to begin their Preliminary Engineering Report (PER) on the City's portion of Bradshaw Road which runs from River Plantation Dr. to the Old Lockhart Road. The PER can take from 12 – 18 months and is funded from past mobility bonds. All other phases for the City's part of Bradshaw Road have not been funded. The intersection of the SPVR with FM 1327 and Turnersville Road is still in the design phase. Any traffic signal system occurring at these intersections must be agreed upon by all entities, with the design phase ending by the end of this year. Construction is anticipated to begin in early 2022, pending relocation of utilities and ROW (right of way from property owners) acquisition, lasting approximately 18 – 24 months.

Carolyn reported on her attendance of a virtual zoom meeting held on March 22, 2021 for improvements to the Slaughter Lane road corridor east of I-35. The meeting basically pertained to the building of sidewalks with correct curbing and protected bike lanes. Reference was given to improvements for the intersections of Slaughter Lane with Old Bluff Springs Road and as well as the current intersection with the Old Lockhart Road, for which Dean Goodnight has taken fiscal responsibility.

The memo by Wendy Braniff regarding a proposal by Commissioner Gomez to open a road near County Down from the development on Bradshaw was discussed. Although this easement seems unbuildable due to the need for a bridge, the board agreed this proposal was unacceptable and the neighborhood must be protected from a new entrance into Onion Creek from the development on Bradshaw. Kathy Pillmore requested research to determine details on the proposal, and ownership of the easement. Wendy was thanked for bringing this matter to the board's attention. Jerry Patterson offered to contact Margaret Gomez.

Wendy stated the need to stop the next approval, which may get the attention of the developer when other forms of communication fail. There was discussion on how to learn of the county/developer meetings in order to protest a possible thru street into the neighborhood. Kathy offered to call the county for meeting information.

Kathy Pillmore brought up the need to ensure the retention ponds at this Bradshaw development remain in place with the change in development owners. Kathy Pillmore offered to print a 12x18 map of the road for Jerry Patterson.

F. Legal – Darcy Hansen – absent

G. Modifications/Rules – John McNabb

John McNabb reported for the Architectural committee regarding neighborhood-wide spring clean-up, especially rentals and vacant lots, and barking dog complaints. John reported on the revised COA policy on barking dogs, which is now considered a civil matter with the complainant required to notify municipal court for assistance. John said the committee will continue to use the CC&R clause "entitled to reasonable enjoyment" and the nuisance clause in the original CC&R's for barking dog complaints.

John said the committee was inundated with requests/complaints, but they are working to get a handle on everything.

H. Government Affairs – Jerry Patterson

Jerry Patterson reported for the government affairs area. With the legislature in place this year, Jerry reported there are 54 proposed bills – some of which could be problematic for HOA's in general, including bills affecting food production, fowl and rabbit-keeping, beekeeping, delinquent liens by HOA's made more difficult to obtain, and security fencing (without consideration of golf course lots). Jerry reported there are groups trying to crack down on bad HOA abuses, which does not help good HOA's.

I. Landscape/Parks – Dick Perrone

Dick Perrone reported for landscape and parks – he expects Legend Way park to be finished by September. Everything is ordered with a 50% down payment. Dick is working with Kathy Lahaye for cost basis. Dick said he was monitoring shrub freeze damage and preparing to replace shrubs at the Interlachen entrance and Bradshaw and River Plantation, if necessary. Dick reported the city seemed to be behind on brush pickup on the buyout lots on south Pinehurst and would monitor this and spring mowing on the lots. Dick is looking for contractors to replace the Elements business in Onion Creek. The

resident who placed brush on a city lot behind his Shinnecock home has been reported to 311, when he failed to resolve the issue.

Mr. Perrone suggested the board consider a memorial tree for Mike Rodriguez and Ray Combs. Kathy described the limestone plaques used for earlier memorial trees and supported this suggestion.

J. Communications

Kathy Pillmore reported for communications – she approved the May-June newsletter proofs today, April 15. The insert for the 4th of July parade is included, and the event is moved to Saturday, July 3rd, this year. The next newsletter is the July-August edition and the deadline for submissions is June 10.

Kathy obtained permission from Community Impact Newsletter, (March 25th issue) to reprint their analysis of the ballot initiatives, for sending out to the OC neighborhood. There was board discussion on these city propositions, and it was agreed not to take any positions in writing, even though as a 501c 4 non-profit, the board has the right to advocate for a position. The board agreed that unbiased communication to the neighborhood, on the ballot propositions was important and Kathy will get the reprint together and out.

VI. OLD BUSINESS

The street paving issue was discussed – Kathy Pillmore noted the memo that she received regarding the application of a sealant on OC streets, which will not repair ruts. The understanding was that there was to be a test of various sealants before a solution was in place. Kathy will work on this by requesting an exact clarification of what the city intends for street-surfacing repair work.

The Safety Enhancement Study (Gating+) was discussed briefly. Kathy Pillmore reported there are nine people on the committee and she and Beth discussed dates for a future meeting.

Kathy mentioned there are 16 residents on the land-reuse committee – for city buyout lots. The next step will be the neighborhood-wide survey from the city.

VII. New Business:

The board discussed meeting times, regarding the possible need for working residents to attend after the hours of 5 pm. Kathy Pillmore explained the once-a-quarter Saturday meeting put in place by Mike Rodriguez for this reason. The suggestion to begin meeting in person again at the club was brought up and agreed to be considered at the end of summer/travel season, perhaps September. Kathy requested online guests contact the office if they had an opinion on board meeting times. She reiterated it was not possible to use webinar means at the club meetings due to costs.

Kathy Pillmore reported on this year's upcoming 4th of July parade and reviewed the American Legion's part in it. She reported that the HOA will take over the parade this year and perhaps the Legion can promote a picnic on another holiday. They will still

place the flags on Onion Creek Parkway and continue their donation to the Manchaca Fire Department. Kathy discussed using the city police for intersection control, vs. Travis county personnel, which do not charge for their service.

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

Recording: Annette Waller

Approved _____, 2021.

Kathy Lahaye, Secretary