

ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting – April 21, 2022

FINAL

I. The regular monthly meeting of the Onion Creek Homeowners Association was held Thursday, April 21, 2022, at the Onion Creek Club. The meeting was called to order by President Jerry Patterson at 4:04 p.m.

Board members attending: Martin Benavides, Chris Burges, Fred Blood, Jerry Epting, Ken Fess, Brad Glendenning, Kathy Lahaye, Jerry Patterson, Dick Perrone, and Tom Thies.

Board members absent: Beth Cubriel and Darcy Hansen

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

II. Recognize Visitors/Guests

Guests attending: Dennis Ross, Kathy Pillmore, and Stephanie Leathers

Jerry welcomed our guests and thanked them for attending.

III. Approval of Minutes

Dick Perrone moved to approve the March 17, 2022, board meeting minutes, Martin Benavides seconded; the minutes were unanimously approved.

IV. Financial Report – Kathy Lahaye, Treasurer

Kathy provided the following report.

Total Revenue: The total YTD revenue for March was \$230,181 which is \$1,306 over budget. **Total Operating Expenses:** The total YTD operating expenses for March were \$125,672 which is \$2,374 under budget. The most significant variances to budget were as follows:

Landscape Maintenance – Other was \$1,638 over budget, **Park Maintenance** was \$18,359 over budget, **Security** was \$22,722 under budget and **Website Expense** was \$1,050.00 under budget.

The net **revenue over expense** YTD was \$104,510.

Cash balances at 03/31/22:

Operating - \$331,431.53

Reserves - \$109,705.87

V. OFFICE REPORT – Denise Cadell

Delinquent Report: Office Report:

Denise reported that Terri Giles advised our delinquent amount as of April 19, 2022, is \$44,186.19. This includes all amounts past due. \$19,608.95 has been collected in the last 30 days by the office staff via phone calls and emails.

Currently we have 8 accounts that owe over \$1000, and liens have been placed on these properties.

Since our March 17th meeting, 6 home sales have been processed, with 11 home sales pending.

VI. Committee Reports

A. Volunteer Security Patrol-Chris Burges

Chris had nothing new to report.

B. Development/Infrastructure – Jerry Epting

Jerry reported on the following proposed developments:

- 7905 McKinney Falls Parkway-proposing a multi-family development.
- 13300 Old San Antonio Road (near Walgreens in Buda)-proposing an industrial development consisting of one building and including two water quality detention ponds, parking, utility, and associated improvements.
- I-35 North bound service road near Onion Creek parkway-new apartment complex will be built.
- 5412 S. Congress Avenue (near the Auto Parts Junk Yard)- proposing a multi-family development.
- I-35 Service Road (near Academy Sports)-proposed parking and commercial development

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

Beth was unable to attend and provided no report.

D. Traffic Control – Brad Glendenning

Brad reported that he had spoken with Max Schwartz with COA Capital Improvement Projects and with Anthony Alvarado with COA Transportation Engineering concerning Onion Creek concerns. Follow-up calls with concerned neighbors on La Costa Drive about speeding is still ongoing. Brad wants residents to be ready to begin calling 311 by May 1st to request that speed studies be done. This will get us in line with generated data to support the city investing in a solution. We continue to research possible solutions for the La Costa Drive speeding concerns.

Brad is attempting to connect with Richard Mendoza and Veena Prabhakar with COA Public Works.

Brad is currently in the planning stage of a street survey for roadway markings and missing signage. He will submit a report once he has identified where markings and signage are needed.

E. Legal- Darcy Hansen

Darcy was unable to attend and provided no report.

F. Rules & Enforcement Committee Report– Ken Fess

Ken advised the most common complaints during the last month were unauthorized vehicle parking and a trailer parked in the driveway. The committee will be following up on several complaints in mid-May to ensure the residents are now in compliance.

Notifications via postcards for minor violations will be sent out beginning in May to residents who are in violation.

Development of "political signs" definition is under development. Rules & modifications extract from the various CC&R's is also under development.

Ken is researching legal requirements for establishment of policy implementation beyond CC&R's by HOA's.

G. Government Affairs – Fred Blood

No report provided

H. Landscape/Parks – Dick Perrone

Dick reported that the shrubs on Pinehurst Drive from Onion Creek Parkway to Pebble Beach Drive were trimmed approximately two feet. If you drive by the area, you will see that the new growth from the bottom is visible. The oak tree in the center of the shrub area on Pinehurst Drive has recently been trimmed to allow the sun to feed the many shrubs below the tree's canopy.

A Walton Heath Drive resident asked for permission to install a memorial bench on the island and entrance to Walton Heath Circle. The bench will be dedicated to a neighbor who recently died of cancer. We approved this request and once the neighbors purchase the bench, the HOA will install it and place the plaque at the location selected by the neighbors.

New residents who moved onto Ballybunion Place inquired about the large detention area immediately adjoining their rear property line. The parcel needed maintenance and trash picked up. Dick informed them that Onion Creek Club owned the tract and was responsible for maintenance of the property. Dick called the OCC landscape staff and they said they would handle it.

Dick recently met with Lewis Sign Company to obtain an estimate on repairing/replacing the Onion Creek sign at the entrance to Onion Creek. It is the responsibility of the HOA to maintain the sign and once the estimates are received, we will determine our next steps.

Residents continue to reach out to the HOA Office and board members explaining their frustration with the "swamp like" condition at Sullivan Park. Dick advised that Onion Creek Club is responsible for maintaining the park and they have hired a firm who is in the process of repairing the issue. Water seepage via the tree roots into our park have caused the constant leakage.

Communications – Beth Cubriel

Beth was unable to attend, but Kathy Pillmore reported that the newsletters will be sent out to all residents on May 1st.

Security- Tom Thies

Tom reported that Smith Protective Service continues to provide neighborhood security for the Onion Creek neighborhood. Currently there are four assigned security officers working three shifts. They are one position shy for patrol officers, and Smith is currently in the process of recruiting more officers.

Open garage doors continue to be a nightly issue, we are revisiting the procedure to notify residents of open garage doors.

One of Smith Security officers was involved in an accident with a motorcyclist at the intersection of Bradshaw Drive and River Plantation. The officer was shaken up, but uninjured.

The Spot Crime Report indicates some responses from APD into our neighborhood. They included theft and family violence, but none of these incidents were reported to Security.

Tom is currently reviewing the existing contract with Smith Security, reevaluating how we gather monthly crime data, and familiarizing himself with the SilverTrack reporting system which Smith Security utilizes.

There has been an uptick in the presence of homeless individuals on private property; mainly along the IH 35 service road. The blue and red USPS mailbox on Crown Colony Drive was stolen again. The legs of the mailbox secured to the concrete were simply cut off.

VI. OLD BUSINESS

There was no old business to discuss.

VII. NEW BUSINESS

There was no new business to report.

VIII. Meeting Adjournment

Martin Benavides moved that the meeting be adjourned; Chris Burges seconded; the motion was unanimously approved. The meeting was adjourned at 5:45 PM.

The next meeting will be held on Saturday, May 21st at 10:00 am at Onion Creek Club.

Recording Secretary- Denise Cadell

Approved:  2022

Kathy Lahaye, Secretary