

ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

May 15, 2021 FINAL

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held May 15, 2021 by remote login/Zoom and called to order by President Kathy Pillmore at 10:03 am.

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

Board members absent : Wendy Braniff

Also attending, Annette Waller, HOA office staff.

II. Guests attending remotely: D. Kiser, Jody Plummer

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 April 15, 2021 board meeting minutes. John McNabb seconded; the minutes were unanimously approved.

IV. Treasurer – Kathy Lahaye

Total Revenue: The total YTD revenue for April was \$222,872 which is \$24,653 over budget. Total Operating Expenses: The total YTD operating expenses for April were \$161,400 which is \$6,529 under budget. The most significant variances to budget were as follows: Landscape Maintenance – Other was \$1,007 under budget, Park Maintenance was \$2,020 over budget, Security was \$1,388 under budget, Newsletter was \$2,316 under budget and Supplies was \$1,111 over budget.

The net revenue over expense YTD was \$61,472. Cash balances at 04/30/21: Operating \$369,790.33, Reserves - \$149,955.75

Office Report: Our delinquent total on 5/10/2021 was \$30,591.94; we have deposited payments for \$900, leaving an approximate balance of \$29,691.00. The office mailed 24 demand letters on May 5, resulting in one payment in full. In other news, we moved from a paper system of resale certificates for home sales, to a digital system using Adobe Acrobat pdf files. We had a complete office computer replacement/upgrade at the end of March. We purchased and installed a Dell OptiPlex 9020 8 GB with an additional 500 GB hard drive and webcam for the monitor, for an invoice total of \$988.41. We have also renewed our subscription to Zoom, CAI, I-drive cloud backup, Adobe Acrobat, and Office 365.

We have 16 pending home sales for Onion Creek, and an additional two city buyout pending sales. Since the last board meeting, we have seen the completion of 8 home sales. Steven

Gonzales with the city reported to our office that the city has purchased 129 homes, 110 demolished, and 17 pending.

V. Committee Reports

A. Security – Sanders Gibbs

Sanders reported OC has seen an increase in vagrants and irregular vehicles with suspicious persons. We must continue to look out for our neighbors by keeping a keen eye out for any unusual happenings or movements. Security reports include:

- Suspicious Person(s)
- Wild Dunes Court, Coral Ridge Circle, Ballybunion Court, Zone 4, S. Pinehurst, River Plantation, Legends Way, The Pointe, and the Greens have all reported numerous vehicles (with license plate info) and security has been able to intervene with no escalated problems. In addition, APD was on scene for a few calls. Case numbers were issued.
- The Pointe and The Greens, Grand Cypress Dr. numerous calls with teenagers, vagrants, and non-residents wandering through the area.
- Vagrants rummaging through dumpsters, sleeping on properties and storefronts.
- Retail shops & Harley Davidson vehicles parked after/before hours of operation.
- Theft on Preston Trails. Back window of truck smashed, and tools removed.
- Aggressive drivers on Onion Creek Pkwy/IH-35 Access Road, Lehman Way, River Plantation, and Pinehurst.
- Vehicles parked with passengers living or sleeping. All left w/o ordeal.

Irregular Issues include fishing on the pond at Sullivan Park, water sprinkler issue on Pebble Beach, fireworks on Shinnecock Hills Drive, missing dogs, lights left on vehicles and more importantly vehicles left unlocked. Structural damage to residential and Jack Brown Cleaners mailboxes, mail theft on Pebble Beach, illegal dumping on Shark Dr. (Legends Way), BB&T, and HOA Office.

Sanders reported he met with Ken Roe the previous week to discuss various issues and the need to continue the overnight driver. Sanders reported to the board that Mr. Roe suggested an all-terrain vehicle for the overnight driver, perhaps just for the summer months but Kathy Pillmore disagreed, based on the need for an official-looking vehicle, and the fact that we do not patrol the golf course.

Sanders thanked the neighbors who look out for improper activity and report it. Sanders expressed his agreement with continuing with the additional security driver. Kathy Pillmore questioned the budget; asking Kathy Lahaye to make sure the costs for the additional driver do not require any kind of dues increase. Kathy LaHaye said the budget is positive without a dues increase and the additional costs will apply to capital improvements without a dues increase concern.

B. Volunteer Security Patrol – Chris Burges

Chris reported he is trying to get the volunteer security patrol materials from Jerry McIlhon, who resigned from the board this month. Chris met with Beth and Sanders and will work in close contact as their committees overlap. Kathy Pillmore mentioned she had contacted Tom Thies, a previous board member for security, and he offered to assist Chris and Sanders.

C. Development/Infrastructure – Wendy Braniff

Wendy was absent but filed a report with the office: There is lots of development around us - mostly very dense, multi-family, but nothing that directly impacts our subdivision beyond the cumulative effect of so much new development upstream and all around us.

Carolyn, Kathy, and Jerry are working on the Bradshaw/South Pleasant Valley Road issues concerning the de facto platting of the roads via the lot approvals and our interest in preventing access through Onion Creek through the Cloverleaf (formerly Bella Fortuna) subdivision to which Wendy recently alerted them.

D. Safety Enhancement Committee – Beth Cubriel

Beth reported on the safety enhancement committee of seven, interested in increasing security in the neighborhood. She reported on her committee's survey to the neighborhood regarding gating the entrances. Beth reported on the Flock camera safety system which records license plates. Carolyn asked for information on the costs associated with this system. Beth offered to follow up with a Flock demo to the board. There was general discussion regarding logistics of installing poles, and property rights issues. Kathy Pillmore asked Beth to keep in mind the next newsletter deadline for potentially publishing the committee survey on safety enhancement issues.

E. Traffic Control – Carolyn Dyer

Carolyn reported the Project Coordinator for the Neighborhood Partnering Program with the City of Austin has informed her that the sidewalk extension along N Pinehurst Dr. between La Costa Dr. and Legends Lane Dr. will be scheduled for completion the fall of 2021.

Due to emails from Onion Creek residents regarding the increase in speeding on River Plantation Dr. and North Pinehurst Dr., Carolyn reported working with a new contact person from the Capital Improvement Program Manager – Speed Management, *Program & Project Delivery* - Transportation Engineering Division for the City of Austin Transportation Department. Carolyn has requested this new contact come to the neighborhood and drive the two roads, noting the development occurring around us so he will have a better picture of why we are experiencing a vast increase in traffic. Carolyn reported on her efforts to get current data from our solar speed signs and Kathy Pillmore offered to assist her using her public works contact.

F. Legal – Darcy Hansen

Darcy reported on the recent HOA delinquent dues demand letters that went out; she will follow up with the office at the end of the month. Darcy offered to review the Smith security contract for the additional driver, and Beth's safety enhancement survey. Kathy Pillmore reported she has one more project for Darcy to review.

G. Modifications/Rules – John McNabb

John McNabb reported for the Architectural committee regarding neighborhood-wide springtime requests and complaints. Kathy Pillmore asked John to review the upcoming city survey on reuse of the lots to check on any conflict with the CC&R's.

H. Government Affairs – Jerry Patterson

Jerry Patterson reported for the government affairs area. With the legislature in session this year, Jerry reported that one pending piece affecting HOA's will probably become law. There was discussion about the potential County Down thruway from the Bella Fortuna subdivision off Bradshaw. Kathy Pillmore displayed a map and suggested they might be a way to purchase unmarketable lots from the owner. It was agreed to have Jerry Patterson get the current platted map from Wendy on Monday. John McNabb requested information on the city's interest in this road. Kathy Pillmore said she would talk to the Bella Fortuna developer. Kathy agreed to send her display map to the board.

I. Landscape/Parks – Dick Perrone

Dick Perrone reported for landscape and parks – he has been working to get trees trimmed along Preston Trails/Inverrary Circle and Pinehurst south. The Legend Way park playscape was delivered early, unannounced, and is stored at a McCoy's until the Tuesday May 18th install. The swing set is also due for delivery. Kathy mentioned the dedication ceremony for the new park will have food trailers and will be a good opportunity to welcome Legends Way into the neighborhood.

Dick reported on the mowing of the city buyout lots and the fact that Watershed cannot get them mowed soon due to lack of crews. Dick is getting bids for mowing. John McNabb asked if the city could be reimbursed for the cost; Dick said probably not, but we will still get our agreed-upon mowing schedule from the city for the year.

J. Communications

Kathy Pillmore reported the next newsletter for July/August has a deadline for articles of June 10th. Newsletters will be in homes on or before July 1st. The newsletter will include a reminder about the 4th of July parade which will be held on Saturday, July 3rd.

Kathy reported on the success of the HOA-sponsored gun safety class. It was sold out and she suggested it could be held again if there is interest.

VI. OLD BUSINESS

Kathy Pillmore noted the understanding that the city intends for street-surfacing repair work to begin after the fiscal year – October or November. She said it had come to her attention that utility work that disturbed a sidewalk must put the sidewalk back to the city standard of brushed concrete, per agreement with the city. Kathy asked Carolyn to contact the utility department on sidewalk repair issues and insist on final repairs to the agreed upon standard.

The Safety Enhancement Study

Discussed under Beth's report.

South Pleasant Valley Road/Bradshaw Improvements

Kathy Pillmore has the name of the lead engineer and will invite him to the next board meeting to make a presentation on this topic.

Mowing City Lots

Discussed under Parks and Landscape.

VII. New Business:

Cloverleaf road connection to County Down

Discussed under Government Affairs.

Board Vacancy

Kathy asked the board to be on the lookout for a replacement for Neighborhood Watch. Beth has moved to Safety Enhancement. Kathy brought up the idea of hiring the Commemorative Air Force group from San Marcos for the 3rd of July parade for approximately \$500, non-specific flyover time, to \$2000 for a specific time, including 4-6 planes. She will investigate this further.

Kathy brought up the subject of board meetings in person at the club. She suggested August and will check with the club on availability. There was consensus of the board to do this.

Smith Security contract/additional driver

Discussed under Security – Sanders Gibbs

Reserve Study

Announced that this will wait until all city buyouts have occurred – September 2021.

IH-35 Onion Creek Parkway proposed changes.

Kathy said she had an email from a resident that TX Dot proposed changes to the overpass at our entrance. Kathy Pillmore will call TX Dot for this presentation; John McNabb reported he had seen it and it will have a big impact on 1626, and our overpass.

The meeting was adjourned at 11:19 am by President Kathy Pillmore.

Recording: Annette Waller

Approved _____, 2021.

Kathy Lahaye, Secretary