

ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes – May 21, 2022

FINAL

I. Call to Order-The regular monthly meeting of the Onion Creek Homeowners Association was held Saturday, May 21, 2022, at the Onion Creek Club. The meeting was called to order by President Jerry Patterson at 10:05 a.m.

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

Board members absent: Chris Burges, Jerry Epting and Darcy Hansen.

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

II. Recognize Visitors/Guests

Guests attending: Nikki Perez, Gracie Grazier and Ola Young.

Jerry welcomed our guests and thanked them for attending.

III. Approval of Minutes

Dick Perrone moved to approve the April 21, 2022, board meeting minutes, Ken Fess seconded; the minutes were unanimously approved.

IV. Financial Report – Kathy Lahaye, Treasurer

Kathy provided the following report. **Total Revenue:** The total YTD revenue for April was \$250,183 which is \$6,727 over budget. **Total Operating Expenses:** The total YTD operating expenses for April were \$163,631 which is \$6,195 under budget. The most significant variances to budget were as follows:

Landscape Maintenance – Other was \$2,214 over budget, **Park Maintenance** was \$18,624 over budget, **Security** was \$28,690 under budget and **Website Expense** was \$1,050.00 under budget and **Salaries** was \$1,325 under budget.

The net **revenue over expense** YTD was \$86,553.

Cash balances at 04/30/22:

Operating - \$309,939.88

Reserves - \$111,136.75

V. Office Report – Denise Cadell, HOA Office Manager

Denise reported that our delinquent amount as of May 17, 2022, is \$22,960.49. This includes all amounts past due. Collection calls and emails to those past due resulted in collecting \$21,225.70 in the last 30 days. Office staff will continue to reach out to those residents who are past due. Demand letters to residents who owe more than \$400 will be mailed by May 24th giving them 30 days to pay before the lien process begins.

Since our April 21 meeting, 6 home sales have been processed, with 9 home sales pending.

VI. Committee Reports

A. Volunteer Security Patrol-Chris Burges

Chris was unable to attend and provided no report.

B. Development/Infrastructure – Jerry Epting

Jerry was unable to attend but provided the following report outlining the new developments planned.

Corner Piece C-Store on 814 FM 1626 Road-proposing construction of a convenience store with automotive fuel sales, including a fuel canopy as well as the associated parking, drives, utilities and water quality and detention ponds. Approximately 4.2 miles from Onion Creek.

Canopy Apartments 8401 S. 1st Street-proposing the development of 7 residential apartment buildings along with associated improvements. Approximately 5 miles from Onion Creek.

7603 Cooper Lane-proposing to change the zoning from Development Reserve to Multifamily Residential up to 23 units per acre for multiple family units. Approximately 6 miles from Onion Creek and close to Ditmar Road and Cooper Lane.

2103 W. Slaughter Lane-proposing the change of zoning from Neighborhood Commercial District to Community Commercial district intended for office and commercial uses. Approximately 6.3 miles from Onion Creek and near the intersection of Manchaca and Slaughter.

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

Beth reported that the Safety Enhancement committee understood the boards position on not pursuing Flock Security but wanted to know if off duty officers could be hired to monitor those areas of high traffic, perhaps during peak times. Beth questioned if we had the budget to add these officers. Kathy Lahaye advised that we can allow the money to fund this project. Beth will determine next steps and report back to the board.

D. Traffic Control – Brad Glendenning

Brad reported that he had a virtual meeting with Max Schwartz-COA Capital Improvement Projects, Anthony Alvarado-COA Transportation Engineering and OC residents Jane Smith, Cheryl Muhr, and Carolyn Dyer. We were informed of the city's options for controlling speed on our streets and the data collection process. We should know within six months if Pinehurst, River Plantation, and La Costa Drive will qualify for COA to invest in speed controls.

The city can only control for speed, not volume of traffic flowing through the streets in our neighborhood. A La Costa homeowner suggested closing traffic at the La Costa & River Planation intersection and making it a dead-end street. This is a possible solution as was the idea of privatizing La Costa and adjoining cul-de-sacs, Innisbrook, Royal Lytham, Braemar, and Colonial Club if the city cannot find a solution for volume of traffic flowing down La Costa.

Brad conducted an informal traffic count on La Costa on Thursday May 19, 2022, from 5:07 p.m. to 5:37 p.m. 56 vehicles passed through this area with 20 of them traveling more than 25mph. This averaged to 1.88 vehicles per minute traversing La Costa.

Brad presented design comps of signage for the entry gate compromise. These will be reviewed, and a design will be selected.

Bard secured access to COA Graphic Information System (GIS) portal to collect traffic impact analysis studies. This will calculate the impact of the volume of traffic around Onion Creek and the impending increase of cut throughs for drivers seeking I-35 access from Bradshaw Road.

Brad has tracked down the appropriate Travis County contacts regarding the South Pleasant Valley Road project. He is waiting to learn who the contact is with the city who will handle the section from Old Lockhart to River Plantation. He is seeking forecast numbers of peak traffic on the road once complete.

Brad is waiting for a response from the county on the status of Bella Fortuna Drive and the expected completion date. The forecast of traffic volume to be handled in moving motorists from SPVR to I-35, thereby relieving volume of cut throughs from the new Clover Leaf development and others south of Onion Creek will also be addressed.

Brad is continuing to try to connect with Richard Mendoza or Veena Prabhakar with COA Public Works regarding the remaining resurfacing effort of streets in the neighborhood. This will likely be completed once all remaining homes slated for demolition are completed and driveways and sidewalks repaired/replaced.

The street survey for roadway markings and missing signage has been pushed back because of the La Costa issue.

Brad is still wanting to connect with the HOA webmaster to add information to the new Onion Creek website.

Brad is seeking to enlist residents Cheryl Muhr and Jane Smith to assist and help organize the La Costa residents to a meeting where options can be presented to the city.

Brad is searching for a local metalworker/artist to provide an estimate for the onion flower design element atop the proposed entry signage gate columns. Brad also suggested that our font for our Onion Creek signs, newsletter and website should be consistent and present the same visual identity everywhere.

E. Legal- Darcy Hansen

Darcy was unable to attend and provided no report.

F. Architectural Control/Rules & Enforcement– Ken Fess, Martin Benavides

Ken reported that the Architectural Control Committee (ACC) and the Rules and Enforcement Committee (REC) received approximately 50 requests/notifications of violations in one month. Kim Campbell has resigned from the ACC, so the committee is actively searching for a replacement. Ken will submit an article for the upcoming newsletter letting residents know about the opportunity to serve.

Ken is working on new letter templates which can be used for many of the letters that are sent to residents. Appeal language must be included in each letter for the HOA to remain in compliance since the passing of SB 1588 in September of 2021. He is working on a process to ensure that violations are resolved in a timely manner. Processing the complaint and ensuring that it is logged in the office, thanking the resident for submitting it, driving by to view or meeting with the resident to discuss the complaint, and then following up to ensure that the issue has been resolved are some of the steps necessary to ensure that issues are handled accordingly. This takes manpower and we are currently in need of additional volunteers.

Ken is still modifying the post cards that we will use for minor violations and hopes to have this project completed very soon.

G. Government Affairs – Fred Blood

Fred had nothing to report.

H. Landscape/Parks – Dick Perrone

Dick reported that the red wasp nests in Sullivan Park have been removed. Graffiti on the Onion Creek bridge will be removed once a power washer contractor can be hired. Several residents called about the low hanging limbs located on lower Pinehurst Drive and South Pinehurst Drive. Dick forwarded the pictures to Lea Gibson with the City of Austin as she oversees the city owned vacant lots. She advised that the Watershed Department would take of cutting the limbs.

Elements, the HOA's landscape contractor for Onion Creek's common areas gave a 60-day notice that their monthly fee will increase by 7%. If we are not willing to accept the increase, we can terminate the contract with the same time notice. The new monthly total will be \$4,045.08. Currently we are paying \$3,761.92 monthly and that price has been in effect since 2016. Dick solicited new bids in 2021, but those bids exceeded the current fee, so it was decided to continue the current contract with Elements.

Bids from Lewis Sign to replace either three or ten new letters with LED lighting on the Onion Creek sign have been received. Bids ranged from \$1,541.00-\$2,125.00 for replacing three letters to \$5,550.00 to replace all ten. Dick recommended that we replace all ten as the monthly electrical charge with LED lighting would reduce the cost by approximately \$6.15 per month.

I. Communications – Beth Cubriel

Beth reported that the deadline for submitting articles for the July/August newsletter is June 10th and articles should be emailed to OCHOAnewsletter@gmail.com. The newsletter will be mailed to residents the first week in July.

J. Security- Tom Thies

Tom reported that in the month of May, the APD Crime Viewer and Spot Crime Report both reported very few crime incidents in Onion Creek.

Onion Creek Security received a few calls for minor issues, most unrelated to neighborhood security (deer, lost dogs, deliveries).

The businesses along the IH35 service Road, on the perimeter of the OC experienced a stolen vehicle with keys in and running, shoplifting, and trespassing incidents.

The areas around Onion Creek including South Park Meadows, multifamily occupancies, roadways such as Slaughter Lane, William Cannon Drive, up to Ben White had many APD responses, assaults, family violence, theft, auto theft and trespassing.

There was a graffiti incident on the River Plantation Bridge in which Security reported to 311, we have a WO#.

There were very few open garage doors reported by OC Security.

Onion Creek residents are reminded to keep their vehicles locked, not to leave valuables in them and to keep your garage doors closed when not in use. Also, perimeter lightning and cameras are a good crime deterrent.

As in past year, the neighborhood is seeing many fawns in the area. It is advised to leave them alone. The mothers usually bed or nest the fawns during the day and return in the evening. The OC security officers cannot handle or move the deer. There are Wildlife Rescue Organizations which can help in rare occasions.

Smith Security continues to patrol our area with one patrol vehicle, patrolling 60-80 miles per shift. The SUV came back from the body shop only to experience a mechanical issue returning it to the shop and awaiting parts.

Fuel cost for the month of April were \$1,154.63

Smith Security daily reports continue to be subpar, and we are working on the issues with the Operations Manager.

VII OLD BUSINESS

There was no old business to discuss.

VIII. NEW BUSINESS

Jerry introduced our guests Nikki Perez and Gracie Grazier. They asked that we consider their request to use Sullivan Park in a way that would create value in the neighborhood. They would like to coordinate events such as pickle ball tournaments, hosting a coffee and canine event, and/or a fitness boot camp. Their goal is to create a sense of community and provide the neighbors with an opportunity to meet each other. The board welcomed their request and asked that they create a proposal and provide it to them for review.

IX. Meeting Adjournment

Ken Fess moved that the meeting be adjourned; Martin Benavides seconded; the motion was unanimously approved. The meeting was adjourned at 11:53 AM.

The next meeting will be held on Thursday, June 16th, 4:00 PM at Onion Creek Club.

Recording Secretary- Denise Cadell

Approved:  6/16, 2022

Kathy Lahaye, Secretary