

ONION CREEK HOMEOWNERS' ASSOCIATION

Board of Directors Meeting – June 17, 2021

FINAL

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held June 17, 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, Sanders Gibbs, Chris Burges, Kathy Lahaye, and Wendy Braniff.

Board members absent : Jerry Patterson and Darcy Hansen

Also attending, Denise Cadell, HOA office staff.

II. Guests attending remotely: Leza Gan, Amanda, Bruno Rossi, Charlotte, Fred Blood, Freddy Cantu, Jody Plummer, Linda MacKenzie, Eric, K. Carleton-Morales, Ken Fess, Loe Culler, Becky, Mary Jo Benton and Claire.

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

Kathy Pillmore shared a heartfelt thank you note from Sandy Combs thanking the board for their gift cards to the family during Ray's illness.

III. Dick Perrone moved to approve the May 15, 2021, board meeting minutes. Carolyn Dyer seconded; the minutes were unanimously approved.

IV. Treasurer – Kathy Lahaye

Total Revenue: The total YTD revenue for May was \$229,637 which is \$20,178 over budget. Total Operating Expenses: The total YTD operating expenses for May were \$202,013 which is \$13,435 under budget. The most significant variances to budget were as follows: Park Maintenance was \$1,450 over budget, Utilities was \$1,927 under budget, Newsletter was \$4,316 under budget.

The net revenue over expense YTD was \$27,624.

Cash balances at 05/31/21:

Operating - \$323,971.57

Reserves - \$151,386.91

Office Report: Our delinquent total on 6/14/2021 is \$24,436.90. The office has prepared and mailed 11 certified letters prior to placing liens on these homes in 30 days (\$6,275.00.) The second assessment statements will be mailed out on June 22.

We have 20 pending home sales for Onion Creek, and no pending city buyout sales. Since the last board meeting, we have processed 12 home sales. Steven Gonzales with the city reported to our office in April the city purchase of 127 homes and 110 demolished, which makes approximately 17 pending at this time.

Kathy Pillmore received a message from Robert Hermasillo that funding had been approved and they are currently reviewing the contract with ARR for asbestos clean-up and demolition of the remaining houses. Robert should have a schedule for us by next week.

V. Committee Reports

A. Security – Sanders Gibbs

Irregular Issues

- Lost personal bag and keys-reward offered.
- Clothing left hanging over rear fence in The Courtyards at Onion Creek Condos.
- Noise complaints from the Onion Creek Club.
- Broken fences on Players Path (after the storm). Fallen trees and exit gate stuck in the open position at The Courtyards at Onion Creek Condos.
- Austin Fire Dept. on Cypress Ridge.
- House alarm on Winged Foot Cove, all ok.
- Pole light #109 is burned out.

911 Issues APD/EMS

- Mail theft
- Domestic disturbance
- Deceased person found inside of home.
- Crashed vehicle on golf course and home invasion.
- Burglary of a home.
- EMS on Lehman Way and Pebble Beach.

B. Volunteer Security Patrol – Chris Burges

Chris reported that he and Kathy Pillmore met on June 15th. They reviewed the information from Jerry, and he is working on preparing the new schedule. He will have more to report in July.

C. Development/Infrastructure – Wendy Braniff

Wendy reported on four low-income housing projects under construction around the OC neighborhood: Brandt Road (241 units), Goodnight Commons – E. Slaughter, Moonlight Gardens, E. Slaughter, NW Corner of I35 SVCRD SB

Although low-income housing is necessary for large cities, like any dense suburban development, they contribute to existing road and school area traffic congestion. They are also sometimes referred to as “planned ghettos” because the project developers build and lease the property, then sell the projects to other owners. The new owners are restricted from raising rents, however building and maintenance materials typically increase in costs over time, resulting in the new owners being unable to properly maintain the property because frozen rents do not provide sufficient revenues to pay the increased costs of maintenance and upkeep. Thus, the properties ultimately fall into disrepair.

Whereas at the onset, young families, students, and elderly individuals are the targeted renters, as the properties deteriorate in appearance and upkeep, those renters tend to leave, and the only renters willing to live in the deteriorated buildings are people without any concern for their home’s appearance, safety and value including convicted criminals, drug addicts, and other socially compromised individuals. The buildings become urban ghettos, with inhabitants that prey upon the surrounding communities increasing crime and decreasing neighboring property values.

D. Safety Enhancement Committee – Beth Cubriel

Beth reported that the safety enhancement committee has been meeting by phone. Plans to send out a survey to all residents asking for their input regarding security concerns has been discussed. We want to ensure that we provide a variety of communication methods (E-mail, Facebook, Next Door), etc. to ensure that we reach all residents.

E. Traffic Control – Carolyn Dyer

Carolyn reported she has been in touch with the Speed Management Program & Project Delivery of the Transportation engineering Division in the Austin Transportation Department to determine options available to slow down speeding occurring on River Plantation Dr., N Pinehurst Dr., and La Costa Dr.

The Speed Management program utilizes a model to determine roadways that will receive traffic calming treatments. The model has many data points, i.e., speeding, crashes, physical context (sidewalks, bike lanes, transit facilities, nearby developments, etc.). Speed Management differs from the previous Local Area Traffic Management Program (LATM) in that LATM was request based. ATD discontinued that program because it proved counterproductive to our mission of equitably distributing resources across Austin.

Our data supports a speeding issue, with 85th percentile speeds above 33 mph, both on River Plantation and North Pinehurst. However, neither roadway ranked high enough for funding in 2020.

Carolyn reported on her attempt to get a copy of the data for the solar speed signs on River Plantation Drive, going through the City of Austin with a formal request, which she is waiting on. Kathy offered to help get information through her city contacts.

F. Legal – Darcy Hansen

No report provided.

G. Modifications/Rules – John McNabb

John McNabb reported that changes will be made to the current restrictions on generators as he feels they are too restricted.

H. Government Affairs – Jerry Patterson

Regarding the HOA bills, HB3367 and HB1900, I suggest the best way to summarize to the Board of Directors is to forward the bill analyses from the Texas Legislature Online website to all the Board of Directors before the meeting.

To find bill analysis

-go to Texas legislature online

-type in the bills HB3367 and HB1900 (one at a time)

-select “text”, then

-select “bill analysis.”

I. Landscape/Parks – Dick Perrone

Dick reported that mowing the 110-city owned lots cost the HOA \$4,340.00 including brush removal. The city has hired a new mowing service and will do their promised 6 cuttings the rest of the year. Also, the city has hired a non-profit to cut and remove non-native vegetation and to pick up trash from the city owned lots. The group performed their first work session on vacant Champion and lower Pinehurst lots. They will be back later this month to perform their second work session. They stack the cuttings and trash on the curb and the city crews will pick up the cuttings. We did the initial mowing per Leah Gibson’s request because we wanted to keep goodwill with the city since they are so involved in our neighborhood.

We also trimmed the low hanging trees on lower Pinehurst and Pinehurst South due to complaints of our homeowners occupying the Townhome units on Pinehurst South.

The playscape, swing set and slabs for tables are installed. The slab for the 1/2 basketball court was poured in January. The city will install street crossing stripes on two corners adjoining the park within the next two weeks and 4 park benches will be delivered in the second week of July. Delivery of anything is a challenge in 2021. The city let the HOA collect stones from one of their vacant homes to build a perimeter around the swing and playscape that will contain pea gravel like Sullivan Park. Other choices include mulch, shavings and a rubber sealed base. The committee preferred gravel because of the cost and the messy appearance of mulch and shavings. The rubber application is very costly.

If all goes well the new Legends Way Park will open the last week of July.

J. Communications

Kathy Pillmore reported the next newsletter for July/August 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.

VI. OLD BUSINESS

Street Paving Repairs: Kathy Pillmore reported that seal coating will be re-done in the fall of 2021. Testing of various fog seals to occur this summer.

The Safety Enhancement Study

Kathy Pillmore reiterated as Beth Cubriel reported that several things need to be researched, (cameras at Onion Creek entrances, narrowing of streets to stop speeding traffic, etc.) before a final decision can be made as to what improvements will be prioritized.

Cloverleaf road connection to County Down

Kathy Pillmore stated that although there are rumors circulating that a road will be cut through Country Down connecting to Cloverleaf Road, Onion Creek does not intend to let that happen.

City Lot Re-use committee

Kathy Pillmore is seeking input on how we can best utilize these lots. The committee with the help of the city will get a survey out to the residents and to Onion Creek Club for everyone's input.

VII. New Business:

Open position on board

Kathy Pillmore advised that she is still looking to fill this position, but that she has an interested candidate.

County Down 8-platted lots

Kathy Pillmore reported that there has been interest in the 8 lots at the end of County Down. The first offer did not go through because there is no access to the lots. Purchasers are being advised they will be required to put in a road and a bridge as specified by FEMA.

Approve funding of the flyover for 4th of July Parade.

Carolyn Dyer made a motion to approve funding for up to \$500 for the San Marcos Commemorative Air Force flyover for the parade; Wendy Braniff seconded; the motion passed unanimously. The \$1000 cost of the two-pass flyover is being split with the American Legion Post 326.

Kathy Pillmore encouraged everyone to mark their calendars for Saturday, July 31st for the dedication of Perrone Park. The dedication begins at 1:00 pm. Food trucks and Amy's Ice Cream will be participating in this event.

Onion Creek Executive session:

The board discussed the Texas Legislature HB3367 and HB1900.

The meeting was adjourned at 5:18 pm by President Kathy Pillmore. The next meeting will be held on Thursday, July 15th at 4:00 pm via Zoom.

Recording: Denise Cadell

Approved _____, 2021.

Kathy Lahaye, Secretary