

**ONION CREEK HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**June 18, 2020**

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held June 18, 2020 at the Onion Creek Club, and by remote login, and called to order by President Kathy Pillmore at 4 p.m.

Board members attending were: John McNabb, Kathy Pillmore, Jennifer Beaulieu, Jerry Patterson, Dick Perrone, George Gerken, Darcy Hansen, Kathy Lahaye, Carolyn Dyer, Beth Cubriel, Wendall Braniff

Board members who were absent: none.

Also attending Annette Waller, (HOA office staff),

**II. Guests attending remotely:** We had 28 guests who viewed the meeting via Zoom.

**III.** Darcy Hansen moved to approve the May 16, 2020 board meeting minutes; Carolyn Dyer seconded; the minutes were unanimously approved.

**IV. Treasurer**

Kathy Lahaye reported the YTD revenue for May was \$212,158 which is \$19,142 under budget. The total operating expenses: The total YTD operating expenses for May were \$194,759 which is \$66,240 under budget. The most significant variances to budget were: Landscape Maintenance – other was \$6,612 over budget, park maintenance was \$1,835 under budget, Sullivan Park Improvements (Reserve) was \$11,664 over budget, security was \$1,386 under budget, neighborhood watch was \$1,600 under budget, legal was \$1,402 under budget, newsletter was \$1,066 over budget, supplies was \$1,019 over budget & salaries was \$1,593 over budget. The net revenue over expense YTD was \$17,399.

Cash balances at 5/31/20:  
Operating - \$313,501.41  
Reserves - \$160,763.34  
CD - \$102,652.20

**Delinquent Accounts**

Since the last board meeting, the office has received \$5556.87 in payments in delinquent accounts. Our delinquent balance is \$48,642.13, down from Terri's May 2020 delinquent report of \$70,611.48. We are currently busy processing incoming second assessment checks (for July-December).

The office has received payments on 10 home sales. There are 15 pending sales.  
Buyouts: There have been 3 buyouts completed, with 6 pending.

**New Business:** Kathy Pillmore introduced Jerry McIlhon to the board; a motion was made by Jennifer Beaulieu to approve the nomination of Jerry McIlhon to the remaining board term vacated by Scott Hutchinson. The motion was seconded by Carolyn Dyer and was approved unanimously. Kathy

Pillmore asked Jerry to step in and help Jennifer with volunteer security patrols, supplementing our current Smith security force.

## **V. Committee Reports**

### **A. Security**

Jennifer Beaulieu reported on efforts by the HOA to increase security due to more activity in the neighborhood. We may possibly go with a different company to add unmarked security. She is reviewing the costs compared to Smith. Smith lost a driver and is looking to replace him. She is looking at the APD loan of an unmarked car parked randomly in the neighborhood. Jennifer and the board discussed the new open garage door policy, suspicious cars, social media reporting and the solicitation policy for Onion Creek. The board agreed to table a new policy, not yet in place, of having Smith personnel approach residents with open garage doors from 10-midnight by ringing doorbells.

A motion was made by Darcy Hansen to pursue the additional Smith car and driver for the 10 pm–6 am shift Sunday – Saturday, for a period of six months; seconded by George Gerken and passing by unanimous vote. It will take Smith 2-3 weeks to get this additional truck and driver up and running. Smith will hire and acquire a second vehicle and go forward with the additional shift as soon as possible.

Jerry McIlhon will work with Beth Cubriel and Jennifer Beaulieu to coordinate a neighborhood watch volunteer patrol, using residents who will drive random shifts in their personal car, identified by a magnetic neighborhood watch sign. Volunteers will be solicited.

Officer Gamboa, the Austin Police Department, will provide our neighborhood with a decoy squad car to help deter crime. It will be parked at various locations for a few days.

### **B. Development/Infrastructure**

Wendy Braniff reported that we are surrounded by coming development and listed the following: 3600 E. Slaughter Lane – (West of Old Lockhart Road intersection with and on south side of Slaughter Lane) Site plan for a multifamily project with associated improvements on about 17 acres. Density unknown at this time. SP-2020-0080D

10801 Wayne Riddle Loop – (37.4 acres on west side of South 1<sup>st</sup> Street across from Akins High School) Proposed rezoning from I-RR (Interim Rural Residential -intended for low density residential with minimum lot size of one acre) to MF-4-CO – Multifamily Residence (Moderate-High Density) intended to accommodate multifamily and group residential use with a maximum density of 36 to 54 units per acre. The developer's current plan is to build about 750 units. OCHOA joined with local neighborhood group to protest the zoning change and Jerry Patterson sent a letter focusing on additional runoff to Slaughter and Onion Creek and made verbal comments at the Zoning and Planning Commission ZAP meeting on May 19. They nonetheless recommended Council approval. We also looked into a proposal for the City Watershed Protection Department to purchase the tract which borders South side of Slaughter Creek west of Onion Creek, for flood control using Regional Stormwater Management Plan (RSMP) fees collected from other businesses built in the area that drain into Onion and Slaughter Creeks in lieu of building onsite storage for stormwater. Hearing by City Council scheduled on 6/4/20 was postponed until June 11 and then postponed to July 30. Wendy Braniff met with attorney and engineer for developer and described the downstream impacts that additional flows in Slaughter Creek will result in greater flooding in the Onion Creek community when those flows converge with Onion Creek in our subdivision. They advised that city staff is driving their development through their requirements and city plans and suggested we meet with city staff sooner rather than later. Their attorney agreed to set up a Zoom meeting with city staff on 6/25/20. Wendy, Kathy and Jerry will participate. C14-2019-0129

**Mobility Bond Projects** - Several of the transportation projects that are part of the 2016 Mobility Bond have been approved for more than \$38 million in federal funding under the Capital Area Metropolitan Planning Organization (CAMPO)'s 2019-2022 Transportation Improvement Program. In total, the City of Austin is the recipient of more than \$80 million in federal funding for transportation projects throughout the city. Among the 2016 Mobility Bond projects that will receive funding are:

- Mobility improvements on William Cannon Drive from Running Water Drive to McKinney Falls Parkway (up to \$11.75 million in federal funding)
- Mobility improvements on Slaughter Lane from Mopac to Brodie Lane (up to \$12.6 million in federal funding)
- Extension of West Rundberg Lane from Burnet Road to Metric Boulevard (up to \$8.8 million in federal funding)
- Urban trails projects including the northern portion of the Violet Crown Trail, Austin to Manor Trail Phase 2, and a feasibility study for the Bergstrom Spur (up to \$5.2 million in federal funding)

Each of these projects requires a local funding match of at least 20 percent, though the actual percentages vary depending on the project. The purpose of obtaining this federal funding is to bolster efforts to address traffic congestion, enhance multimodal safety, improve public health throughout Austin, and leverage bond funds to bring more improvements to the community. The City of Austin's transportation projects that are receiving federal funding encompass roadways; intelligent transportation systems; bicycle and pedestrian safety, connectivity and recreation; and transportation demand management.

Insite Development Apartments – 11410 Old San Antonio Road in Manchaca (on West side of OSR South of FM 1626 past Point Community Church) plans to build a 65-unit apartment project. Travis County Property ID: 854993

Regions Bank – Onion Creek – 100 E. Ralph Ablanado Drive (in NW corner of intersection Proposed construction of a bank and associated improvements. SP-2020-0171C

OCHOA monitored projects include:

Double Creek Multifamily - Construction of the foundations for the units has begun on the Double Creek multifamily tract, a 372-unit apartment development on 17.27 acres at 600 E. FM 1626 Road, across FM 1626 where Farrah Lane dead ends into FM 1626. Case No: SP-2018-0403C

HEB – The opening of the new HEB at the corner of South Congress and Slaughter Lane has opened. The 130,000 sq.ft. supermarket, which has been under construction since fall 2018 originally had an opening for March 27, which later was changed to mid-April due to COVID-19.

For all City of Austin projects, go to <https://abc.austintexas.gov/web/permit/public-search-other?reset=true> and enter Case Number for more information.

### **C. Crisis Management and Neighborhood Watch**

Beth Cubriel reported that her committee started distributing to the neighborhood watch team postcards to be left at residents' doors. The postcards include a reminder of steps to take to prevent crime and also include a perforated contact card for the resident to fill out and return to the HOA. The purpose of the project is to help residents remember the easy crime prevention steps and also help build a reliable communication list.

Beth hosted a tele-conference of Neighborhood Watch committee members and an in-person meeting. The phone conversation led to the printing of the postcards, and had the committee explore neighborhood watch signs, lighting, and decoy cameras. At the in-person meeting, they discussed the logistics of hosting in-person neighborhood watch gatherings for each section of the neighborhood. The first one will be organized in the Ballybunion area of Onion Creek. Neighbors in the north Pinehurst

area successfully hosted a similar meeting a few weeks ago. The committee will follow that example to coordinate outdoor socially distanced get-togethers, organizing smaller sections/areas of neighbors in order to follow current covid-19. The purpose of the in-person gatherings will be to encourage neighbors to meet each other, reinforce the crime prevention steps noted on the postcard, collect contact information for residents and encourage the use of the blue and white OCC vehicle stickers.

Beth discussed her idea to have the Neighborhood Watch team also serve as a "welcome wagon" for new OCC residents. Instead of distributing the vehicle stickers, Smith Security information, and request for contact information at closing, a team member can approach new neighbors with these stickers and contact cards when they move in. The in-person delivery could give our Neighborhood Watch volunteers a meaningful purpose for an initial visit. It could provide Neighborhood Watch volunteers an opportunity to swap numbers with new neighbors.

Finally, there has been talk among neighbors that they would like more information about public safety events when they happen. The board discussed which information (if any) is appropriate to share with Onion Creek neighbors and how to share that information. Many people are asking for a closed Onion Creek Facebook group and a text messaging service. The board agreed to not give specific opinions on social media in order to keep some distance from the official HOA stand on issues.

Beth discussed Carolyn Dyer's efforts to acquire four more neighborhood watch street signs and it was agreed to order them in red; three for new locations and one sign to replace a faded existing one. It is approximately \$250, and Carolyn reported that once the signs are ordered, they can be taken to the city which will install them for us.

#### **D. Traffic Control**

Carolyn Dyer reported that after receiving the information about break-ins in the OC neighborhood she drove all of the streets in the Onion Creek neighborhood on the west side of Bradshaw Road. She found 15 streetlights where the lighting on the street was partially blocked by tree limbs – addresses were recorded. A service request for each blocked streetlight was submitted to the city of Austin for tree trimming on May 26, 2020 – service request #'s have been received.

After receiving a request from an OC resident who lives on River Plantation Drive for some type of traffic calming device(s) Carolyn submitted a service request to 311 which will be directed to Austin Transportation Department and to the Austin Police Department ( our area is the Frank Str. – ph. 512-974-8100).

#### **E. Legal**

#### **F. Modifications/Rules**

John McNabb reported his committee is still receiving a high volume of requests for additions or exterior modifications, mostly in Legends Way. The number of complaints has started to slow down. John expressed appreciation for the vast majority of residents who maintain their properties well. John reported that his committee will address the current flag policy and make their recommendation to the board at the next meeting.

#### **G. Government Affairs**

Jerry's government report was covered in Wendy Braniff's report to the board.

#### **H. Landscape/Parks**

Dick Perrone reported he was close to being finished with Sullivan Park except for new signs that are painted and soon to be installed in new steel frames. We have been donated a nice gazebo from one of

our neighbors. The structure is 15ft x 15ft and in excellent shape. I had a 16ft x 16ft circular concrete pad poured with 5ft concrete walk attached to the north/south walk that crosses the park. Unfortunately, the club's 8-inch water pipe burst this past Saturday. The pipe crossed east to west under our basketball court on the north end. They had to cut 7 1/2 ft x 17ft of the concrete pad to replace the broken pipe, approximately 5-6 ft deep. The club added a new cut-off valve on the east side of the court and a tee with fittings so that in the future the HOA can tie on for irrigation purpose. The club will reimburse the HOA for the repaired concrete work. There were no drawings of any the pipe's locations that transverse the park, so this was a learning process for all concerned. The club had just finished installing new improved pump equipment and a safer electrical panel at the pump house on top of the hill adjoining the park. This is the location where all the water is pumped to irrigate the 27 holes on the golf course from the wells located on the west side of The Knolls of Slaughter Creek sub-division.

The HOA is mowing the golf cove lots and the owner, Mr. Voticky, has agreed to reimburse some of our costs. All of that land between the drive-way to the cove lots and River Plantation is owned by the club and we have their permission to install a perimeter of shrubs and 3 trees to add a fresh approach to the homes under construction and hopefully motivate buyers to purchase. We already have water for irrigation at this location courtesy of the club. I will add an additional four stations for the area. The sixth lot on the far south side this development is owned by a different individual and he is moving forward with plans to build his home.

#### **I. Communications**

Kathy Pillmore reported the July/August newsletter is at the printer. Next issue is September/October and the deadline for editorial is August 1. It will feature the September garage sale assuming it is safe to have it. We will be taking our HOA Facebook page private for OC residents only and use it to post real time messages.

#### **VI. OLD BUSINESS**

Kathy Pillmore gave an update on city buyouts/teardowns and ongoing maintenance on the vacant lots. Three weeks ago, she and Jerry, John and Dick Perrone walked all the lots and made notes on the needs; then met with individuals from Watershed. There is still a need for gas meters, electrical boxes, etc. to be removed but there is real progress. There is tree work being done. There is a new Watershed department manager; he will come to Onion Creek next Friday to view the lots.

#### **VII. NEW BUSINESS**

Action items: The budget adjustment for increased security patrols was made during Jennifer Beaulieu's presentation; it passed unanimously.

Board vote to approve the nomination of Jerry McIlhon to the remaining term vacated by Scott Hutchinson through January 23, 2020 was made at the beginning of the meeting.

Recording: Annette Waller

Approved \_\_\_\_2020

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Kathy Lahaye, Secretary

