

ONION CREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
July 16, 2020

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held July 16, 2020 by remote login/Zoom, called to order by President Kathy Pillmore at 4:05 p.m.

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

Board members absent: George Gerken

Also attending Annette Waller, (HOA office staff)

II. Guests attending remotely: Tiffany Kingma, Varun Unnikrishnan, Robert Hamlin, Stephanie Moore, Myra Zapata, Sarah Arnold, Samantha Ross, Sydney Englehart, Jolie Hicks, Amy Calderon, Bess Helm, Steven Morris, Nydia Castellanos, Jim Knight, Eric Schroeder, Sandy Kornfuehrer (spoke briefly against changing the neighborhood flag policy).

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

III. Wendy Braniff moved to approve the June 18, 2020 board meeting minutes; Carolyn Dyer seconded; the minutes were unanimously approved.

IV. Treasurer

Kathy Lahaye reported the YTD revenue for June was \$227,109 which is \$12,191 under budget. The total operating expenses: The total YTD operating expenses for June were \$246,158 which is \$71,502 under budget. The most significant variances to budget were: Landscape Maintenance – Other was \$8,483 over budget, Park Maintenance was \$2,243 under budget, Sullivan Park Improvements (Reserve) was \$18,839 over budget, Security was \$1,402 over budget, Neighborhood Watch was \$1,311 under budget, Legal was \$1,664 under budget, Newsletter was \$1,231 over budget, Supplies was \$1,095 over budget & Salaries \$1,621 over budget. The net expense over revenue YTD was \$19,049.

Cash balances at 6/30/20:

Operating - \$279,680.04

Reserves - \$162,200.43

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.

The office has received payments on 9 home sales. There are 15 pending sales.

Buyouts: There have been 2 buyouts completed, with 9 pending. Kathy Pillmore reported the city had slowed the demolitions but should start again at the end of July.

V. Committee Reports

A. Security

Jennifer Beaulieu reported the additional security contract has been signed for the second driver and truck; Smith reports it should take approximately three weeks to have this additional security driver in place. Smith has hired a new security driver, Robert Hamlin, and is fully staffed, according to Jennifer. Jerry McIlhon discussed the project to have volunteer residents also drive the streets in a marked personal vehicle. Kathy Pillmore reported this project has many items to cover including our HOA liability insurance, liability coverage on personal vehicles, the need to have an attorney review paperwork before background checks can be ordered – many legal points to address. It was reiterated strongly that these volunteer neighborhood watch drivers cannot carry a weapon, mace, anything similar on their volunteer shifts. Jerry volunteered to coordinate with Smith for their offered training for these volunteers. Jennifer will help schedule the training. Jerry pointed out their will be varying levels of commitment from volunteers and suggested a time limit on the shifts.

Jennifer reported the police advise being on the lookout for cars dropping off a female in the neighborhood. It is a two-car crew-one that drops off and another picking her up after she has scoped the area. One car seems to have a LYFT sign in the window but is not doing Lyft driving.

Break-in updates: the police have arrested two suspects and have a warrant for a third in a recent Onion Creek neighborhood break-in. This is an active working case.

There was discussion on the ongoing solicitation problem in the neighborhood. Jennifer said the police tips include making sure a door-to-door solicitor presents a permit, shows ID and wears a marked uniform. Jennifer said she would provide these tips to Kathy Pillmore for the next newsletter. Jerry Patterson recommended the board review an idea from Bill Sheftall regarding the use of “no trespassing” signs rather than “no Soliciting” signs.

B. Development/Infrastructure

Wendy Braniff reported that we are surrounded by coming development and listed the following items:

Riddell Tract - 10801 Wayne Riddle Loop - (37.4 acres on west side of South 1st Street across from Akins High School) Proposed rezoning from I-RR to MF-4-CO – OCHOA joined with local neighborhood group to protest the zoning change for this proposed 750 unit apartment development. Wendy Braniff met with attorney and engineer for developer and described the resulting downstream impacts that additional flows in Slaughter Creek will create – including greater flooding in the Onion Creek community when Slaughter Creek flows converge with Onion Creek in our subdivision. They advised that city staff is driving their development design with dedicated parkland along the southern bank of Slaughter Creek with plans for a continuous park along Slaughter Creek through residential neighborhoods. Their attorney set up a Zoom meeting with city staff on 6/25/20, and Wendy, Kathy and Jerry participated. The meeting resulted in an applicant revision to the proposed project Development Standards that included on-site detention to be evaluated as part of the RSMP participation study which includes the convergence of Onion and Slaughter Creeks as one of two data points. The data is important to understand historical flows where the creeks converge.

If the analysis shows that RSMP participation is the best option for the watershed and therefore detention is not required, then an additional 10% of the required water quality volume will be captured and treated. If RSMP participation is not the best option, then on-site detention will be provided and proposed discharges from the site will be reduced by 10% of existing discharges. She explained that

Onion Creek subdivision is located in the lower 1/3 of both the Onion Creek and Slaughter Creek watersheds, and to be effective any water control needs to be done in the upper 1/3 of the watersheds, most of which is located in Hays County. Nonetheless, these are better standards than originally proposed and it was recommended they be accepted. John McNabb proposed and Carolyn Dyer seconded a motion to accept the proposal with the addition of “at least” before the proposed 10% reduction in existing discharges from the undeveloped tract. The motion was unanimously approved by a vote of the board.

Westlake Dermatology - 2101 Onion Creek Parkway - Wendy did a property review with Cornelius Ryland President, The Pointe at Onion Creek (TPOC) HOA and Susan and John Ivy, who both own homes along the wall adjoining the Westlake Dermatology property, concerning their interest in meeting with WD representative to discuss suggestions:

1. Put shields on parking lot lighting to prevent them from causing their dusk-to-dawn lighting from operating (This is a very simple and cheap fix)
2. Request to do something to prevent views into their homes now that the elevation of the WD lot is higher and allows views over their privacy wall. Some suggestions are to install an 11' fence along the eastern property line, install trees and large shrubs at specific areas where views into homes are possible; add three feet of fencing to the top of their wall to raise the view
3. TPOC is satisfied that if garbage collection occurs from 8-5 M-F there will be no issue with noise. Wendy suggested Westlake Dermatology think about installing a gate across their driveway to prevent thieves in vehicles. The working days will be M-F 8-5, so there will be a long period over weekends when no one will be there. She advised them that the HOA has added another security patrol – but they must take their own safety precautions.

Cloverleaf - (formerly Bella Fortuna and Views of onion Creek, but now re-branded as Cloverleaf, a residential developer which own several other properties in Austin) - Re-contouring of the site, taking down the high point along Bradshaw Road to decrease the drainage from east to west into Onion Creek has been completed. The area under the high utility lines has been cleared and a large road drainage facility has been constructed, so one can clearly see where the new road will bisect the property and connect on the other side of Bradshaw and run parallel to the Legends Way western property line. Because of the elevation of this development it should not impact our neighborhood.

NEW PROJECTS:

11601-11811 South IH 35 Svc Rd NB – (between St. Albans Church and Onion Creek). Public hearing for rezoning FROM I-SF-Interim (annexed land) SF-2 – Single-family residence (standard lot) district intended for moderate density SF residential w/ minimum lot size of 5,750 sq. ft; MF-2-CO multifamily residence (low density – up to 23 units per acre; CO Conditional Overlay intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties TO MF-4-Multifamily Moderate-High Density intended to accommodate maximum density of 36 to 54 units per acre appropriate for moderate-high density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers. Heard by ZAP (Zoning & Planning Commission) on Tuesday, July 7 at 6 pm.

3600 E. Slaughter Lane – (West of Old Lockhart Road intersection with and on south side of Slaughter Lane) Site plan for a multi-family project with associated improvements on about 17 acres. Density unknown at this time. SP-2020-0080D

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C. Crisis Management and Neighborhood Watch

Beth Cubriel reported on her Neighborhood Watch event Monday, June 29th at Ballybunion Park. The meeting was planned as a socially distant, outdoor meeting to discuss crime prevention in our neighborhood. This was an opportunity to meet neighbors and share contact information and safety tips. Approximately 20 people attended. The next Neighborhood Watch meeting will be on Legends Lane July 30.

Beth is starting to distribute contact information cards with notes to get updated information. Beth was asked to order another Neighborhood watch sign for Ballybunion and will check her budget for this item. Kathy Pillmore requested the discussion regarding metal “no soliciting” signs take place later offline.

D. Traffic Control

Carolyn Dyer reported that she and Beth and Dick Perrone have been collaborating on Neighborhood Watch (NW) signs - ones that need replacing because of fading; ones that needed to be moved for better visibility and the location of the new signs.

Beth ordered new neighborhood watch signs and Carolyn and Dick drove the neighborhood to see where new signs should be posted. There will be a new sign posted on a city street light pole at the corner of Shinnecock Hills Dr./Pinehurst Dr.; the street light pole on the corner of Ballybunion Place/Olympia Fields Loop (facing toward the entrance from River Plantation Dr.); second street light pole on Lehman Way facing the entrance from Bradshaw Road and on the existing pole that currently has a security sign on it on River Plantation Dr. entrance into Legends Way (the NW sign will be on top of the existing security sign). The City of Austin will be responsible for putting up the new signs on the city light poles and Dick has volunteered to be responsible for moving or replacing signs. It will take the city 6-8 weeks to put up the new signs.

Carolyn reported a lack of progress on the trimming of the tree branches that are obstructing the lighting of streets from fifteen light poles. An OC resident communicated to Carolyn that she had turned in a 311 request and called the city three different times for the trimming of trees around the light pole on the corner of Shinnecock Hills Dr./Wild Dunes Drive. Carolyn reported the City of Austin Utilities Department is responsible for tree trimming around poles and is understaffed due to the Covid-19 problem. As a result, Dick reported he would get Elements to do the tree trimming for this pole plus two on River Plantation Drive between Pinehurst Drive and the bridge – there are two light poles, and both have tree obstruction.

Carolyn gave up an update on the proposed sidewalk at Pinehurst and Legends Lane; the application will be reviewed July 29 by the city. Carolyn pointed out the city is lowering speed limit signs on streets wider than 36 feet and we might be affected – River Plantation is 44 feet wide.

Carolyn thanked Kathy Pillmore for finding the correct city of Austin contact pertaining to the City’s portion of the South Pleasant Valley road project involving Bradshaw Road. Please see the attachment from the City of Austin for more information.

E. Legal

Jennifer Beaulieu and Darcy Hansen met with Ken Roe of Smith Protective Services regarding the addendum contract for a new truck and additional drivers to cover the Sunday thru Saturday 10:00 p.m. to 6:00 a.m. shift. Terms, modifications and clarifications to the proposed contract were discussed and agreed upon. The modified contract has been sent, reviewed and is ready. Kathy Pillmore has signed the contract and the board is moving ahead with the additional security driver.

There is a continuing effort to collect overdue resident dues. As the board is aware, we had our accountant send out a reminder notice for January's overdue balances. It is imperative that residents pay their Association dues for neighborhood maintenance, improvements and the additional security for the safety of Onion Creek.

The Architectural and Modification Committee has come to an agreement regarding the language in the letter for remediation of "Little Green Men and Slow Children" signage in the neighborhood. It will be sent to those homes that continually display these signs. The letters should mail next week.

F. Modifications/Rules

John McNabb reported on complaints and requests coming to his committee including several neighbors in dispute regarding barking dogs: and requests for fences on the golf course Legends Place with no water feature safety rationale. Kathy Pillmore thanked Darcy and John McNabb and his committee for cleaning up the modification rules.

There was a discussion regarding golf cart rules in the neighborhood, and the resolution that changed the original CC&R's. John reported the committee may have to come back to the board about this resolution requiring carts to be parked in garages. Kathy Pillmore requested further discussion be held offline.

G. Government Affairs

No report.

H. Landscape/Parks

Dick Perrone reported the 6-foot. black chain link fence has been installed on the northern boundary of the future Legends Way Park. Later in the month the fence on the common boundary between the park and the adjoining resident will be installed-coming to the front corner of his garage. A tight row of shrubs will be installed on the remainder of the common boundary to the sidewalk, to help shield the homeowner from park visitors; this will discourage visitors from encroaching on the neighboring property. This neighbor has dropped his objections to the park. The park is budgeted and will happen. The Legends Way neighborhood committee is working on their list of playground items for Phase 1; Dick reports there will be a ½ basketball court, a playscape and swing set, and maybe a large tarp or covering for shade. He will present to the board at the next meeting a completed list for phase 1 park items. Metal signs will go up soon.

Three 7 ft x 10 ft concrete pads were poured in Ballybunion park under existing picnic tables to protect the tables from ground moisture. The donated gazebo will be installed in Sullivan Park in early August when the homeowner moves to County Downs.

I. Communications

Kathy Pillmore reported the need to discuss the September garage sale and possible postponement due to Covid-19 restrictions before the next newsletter is published. Newsletter items are due August 1. Kathy will discuss with Beth offline the suggested text messaging communication and closed Facebook account.

OLD BUSINESS

Update on buyouts/teardowns and meeting with City about this and the ongoing maintenance. Kathy Pillmore mentioned the lull in city demolitions but pointed out city buyout houses are closing with the city. Kathy met with the new director of Watershed and found good support.

John McNabb reported on the current HOA flag policy and gave a brief background regarding the wording of the current resolution. He and his committee believe the current resolution is poorly worded and is wrong. His committee will draft a new resolution and run it by legal representation; he will present the resolution to the board at the next meeting in August. He points out this is a contentious issue and will be resolved as soon as possible and communicated to the neighbors.

NEW BUSINESS

There was a motion made by Dick Perrone, Landscape/Parks chair, for a board vote to rename Ballybunion Park to Carol Scott, Ballybunion Park. It was seconded by Darcy Hansen but tabled after discussion. Kathy Pillmore requested a more conclusive poll of all 24 neighbors on the street take place before the board votes on this next month. One resident spoke against the name change.

Recording: Annette Waller

Approved _____, 2020

Kathy Lahaye, Secretary