

## **ONION CREEK HOMEOWNERS' ASSOCIATION**

### **Board of Directors Meeting – August 21, 2021**

#### **FINAL**

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held Saturday, August 21, 2021, at the Onion Creek club, and by remote login/Zoom and called to order by President Kathy Pillmore at 10:00 am.

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

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

II. Guests attending: Jeani Smith, Mary Jo Benton, P B Clendenning, Richard Woodin, Stephanie Cerda, Nic Barbera, R. Bergeler, Charles Nemir, Susan Acklen, Val, Elizabeth, Ryan Z., Anita Pogue, Ann Carr, Steve Burke, Bob, Yaksha Thakr and Lindarae Johnson.

#### **Presentation by TxDot regarding the IH-35 improvements-**

Nicholas Barbera, Mobility35 Public Involvement Task Lead, Wade Strong, Project Manager and Matthew Cho, PE-I-35 Capital Express Project Manager provided detailed information on the IH 35 South project. For more information, click this link...

<https://my35capex.com/projects/i-35-capital-express-south/>

III. Carolyn Dyer moved to approve the July 15, 2021, board meeting minutes. Jerry Patterson seconded; the minutes were unanimously approved.

#### **IV. Financial Report – Kathy Lahaye, Treasurer**

Total Revenue: The total YTD revenue for July was \$387,134 which is \$8,597 under budget.

Total Operating Expenses: The total YTD operating expenses for July were \$290,509 which is \$11,777 under budget. The most significant variances to budget were as follows:

Landscape Maintenance – Other was \$2,557 under budget, Park Maintenance was \$7,096 over budget, Security was \$7,681 under budget, Neighborhood Watch was \$1600 under budget, Newsletter was \$1,298 under budget and Supplies was \$1,606 over budget.

The net revenue over expense YTD was \$94,546. Cash balances at 07/31/21: Operating - \$356,627.9. Reserves - \$154,249.56

Delinquent Report-Our office has been busy with resale certificate requests from title companies. In each case we work with Terri Giles to produce a digital resale invoice, collecting any outstanding fees, and then providing this, the CC&R's and any additional documents for the closing. The budgeted number of 2021 home sales were surpassed this month.

We have our fourth large box of used household batteries ready for Austin Resource Recovery. Many documents are notarized each week in the office- the residents express their thanks for this service.

The second HOA assessment fees are still coming in. The late notice to residents was mailed the week of August 16-20. As a result, our delinquent number on August 19 from Terri Giles is \$17,251.06, without unpaid second assessments.

Since our July 17<sup>th</sup> meeting, 21 home sales were processed, with 17 pending. No buyouts were pending and the total number of city buyouts to date is 134, according to Stephen Gonzales with the City of Austin, Real Estate Division.

## **V. Committee Reports**

### **A. Security — Sanders Gibbs**

Sanders reported the following incidents in Onion Creek during the last month.

#### **Irregularity Report**

- Fishing in the pond at Sullivan Park
- Noise compliant (Pump House)
- Fireworks on South Pinehurst Drive
- Demolished home on South Pinehurst
- Exit gate to The Courtyards, stuck in open position
- City of Austin repairing broken water main
- Lost dog collar w/computer chip
- ADT house alarm (pwr. off) on Hazeltine
- La Costa & Legends Ln. contractor truck parked in unauthorized area
- Bikes & motorcycles left at recycling dumpster
- Bikes & vehicles left unattended at BB&T, Exxon, Jack Brown Cleaners, and Valero
- Unauthorized dumping at The Shops
- Vagrants / Non-residents at The Shops, Exxon, and Valero
- Welfare checks on residents in Windrock Villas, South Pinehurst, and Onion Creek Condos
- Vehicles with lights left on at The Pointe, Pebble Beach, The Greens, and Pinehurst
- Alarm sounded at BB&T and Jack Brown Cleaners
- Smith Security assisted in changing of flat tire

#### **Suspicious Person in Vehicle**

- Couple sleeping in truck on Hazeltine
- Mickelson/Omeara Cove
- Scioto Ct.
- Grand Cypress
- La Costa/Innisbrook
- Legends Way- Lehman Way, Players Path, and Mickelson
- Pinehurst/Shinnecock Hills Dr.
- Indian Wells
- The Club and Onion Creek Pwky.
- Harley Davidson, BB&T, The Shops, Exxon, Executive Ctr., and Valero
- Zones 3&4
- Minor auto accident @ Ballybunion Pl.

## Theft/Vandalism

- Vagrants stealing from Exxon
- Vagrants breaking in storage at Exxon



- Theft of money box at the atm at BB&T
- Broken glass @ Sullivan Park

#### Emergency Police

- Legends Way- missing person – child found after the storm
- Cypress Ridge
- Portrush Ct.
- Pebble Beach/Apple Valley
- The Greens
- Jack Brown Cleaners

Because the safety of the HOA office staff is important and, although there have been no safety incidents, it may be time to add a Ring Video Doorbell camera. Once it is installed, the office door will remain locked during normal business hours.

#### **B. Volunteer Security Patrol – Chris Burges**

Chris reported that their committee is in the same place as last month as far as volunteers are concerned. Only one new volunteer is in place, and new ones need to be recruited. Kathy P. encouraged all residents to volunteer to assist in keeping our neighborhood safe.

#### **C. Development/Infrastructure – Wendy Braniff.**

Wendy reported that tons of development continue to surround Onion Creek with numerous four story, multi-family communities. She expressed concern about water retention with all the new construction.

#### **D. Crisis Management and Neighborhood Watch – Beth Cubriel/Fred Blood**

Beth reported that the Safety Enhancement Survey will be mailed out in the next newsletter and be sent via email. Residents are encouraged to complete the survey. Once all surveys have been returned, the committee will meet to discuss the results and discuss next steps.

National Night Out is set for Tuesday, October 5<sup>th</sup>. The HOA will host an event at the Club and residents are encouraged to host private events in their neighborhoods afterwards.

#### **E. Traffic Control – Carolyn Dyer**

Carolyn reported that the data for the two Solar Speed Display signs on River Plantation for the period of July 2020 to May 25, 2021 was finally received. The volume of traffic on River Plantation for the preceding 10 months was

approximately 200,000 vehicles. Only 16% of those vehicles were within the allowed speed limit. Speeders were clocked doing as much as 60 mph on River Plantation with the majority in the 40-50 mph range.

Carolyn checked with the new Capital Improvement Program Manager with the Austin Transportation Department to see if the City of Austin was still offering the same program. This is where a neighborhood could purchase Solar Speed Display (DSDD) signs from the City of Austin (who would install them on the road(s) designated by the neighborhood), as well as maintain them and send us the data upon request. That program is no longer being offered – (supposedly because it is not fair to neighborhoods that do not have HOA money). She then asked if the neighborhood HOA could purchase solar speed signs with poles, pay for the installation and maintenance of them and the city advise us where they should be placed on the road(s) of our choice. The answer was no because the city owns the Right of Ways. She has not given up on this idea yet. Following these questions, the Program Manager advised that residents or HOA's can request DSDD signs on a temporary basis (e.g., remember the two solar speed signs that were on Pinehurst Drive for almost a year). Below are the steps to be used in making such a request:

1. Call 311.
2. Request a DSDD (Dynamic Speed Display Device) on a specific street. Note the request should be sent to Austin Transportation.
3. Wait for ATD Engineering to evaluate roadway requested.
4. If/when approved by our Engineering staff, I will add the location to the DSDD queue.
  - a. Feel free to check in with me here and there for a status update on the length of the queue.
5. DSDD is deployed for 6 weeks when turn in queue becomes available.

He also mentioned that his team is working to expand the City's DSDD fleet so they can deploy units to more neighborhoods and reduce speeds throughout the city.

In addition to speeding problems, some OC residents who live on the corner of La Costa Dr. & River Plantation Dr. have witnessed numerous times a herd of deer in the early morning hours (between 6:45 and 7:00 am) traveling back to the south side of River Plantation Dr. They are traveling down the middle of the OC Bridge with vehicles coming and going in both directions – so far, no accidents. With the beginning of school there will be school buses coming and going, so Carolyn called the City of Austin sign department to ask for signs. We are happy to report that we should have two new DEER CROSSING SIGNS posted soon, one on each end of the bridge.

#### **F. Legal – Darcy Hansen**

Darcy reported that the second assessment reminder for HOA dues has been sent and payments are continuing to be made.



**G. Modifications/Rules – John McNabb**

John had no new information to report.

**H. Government Affairs – Jerry Patterson**

Jerry reported that he attended the August 17th meeting of the City Council District 5 Independent Citizens Redistricting Committee. The committee greatly emphasized the fact they are nonpartisan and will not allow gerrymandering. It's not clear how gerrymandering is even possible in a nonpartisan election but clearly, they're against it. They're also very focused on a fair and inclusive process. The committee also noted that Austin's population has increased from 810,000 to 962,000 since the 2010 census. That means the target population for each of the ten City Council districts will need to be as close to 96,200 population as possible. The census data per each voting precinct hasn't been released by the state yet but is expected soon. That is needed to commence the process of redistricting. Redistricting must be completed by November 1<sup>st</sup> of this year.

**I. Landscape/Parks – Dick Perrone**

Dick reported that Onion Creek lost two major tree limbs in Sullivan Park during last week's rainstorm. We also experienced many broken limbs in the neighborhood by tall trucks. Home delivery has increased and many of these broken limbs were on our smaller streets.

Since our last board meeting, the City of Austin has now mowed the city owned lots twice and has started cutting down the dead trees. One individual was caught dropping brush in our area and another pile was left two days later. The individual that was caught was not an Onion Creek resident, but a small contractor. Three homes on Pinehurst Drive South have been removed and a fourth one will be removed next week. The contractor is doing a much better job in leaving the site clean and level.

Legends Way Park has opened, and the local neighborhood committee is planning an official Grand Opening in October.

Dick reported that he will have the Park and Landscape Capital Improvement Proposal by October 1. The plan will detail the proposed cost of improvements to our three parks and common areas for the next five years.

**J. Communications – Kathy Pillmore**

Kathy reported that the next newsletter is the September/October issue, due in homes September 1. The deadline for articles and photos is August 10.

Kathy reminded all residents to complete the Safety Enhancement Survey that will be coming out shortly.

**VI. OLD BUSINESS**

No old business to discuss.

**VII. NEW BUSINESS**

Wendy Braniff made the motion to increase the Onion Creek HOA resale certificate fee from \$185.00 to \$225.00.

Dick Perrone seconded the motion; all were in favor with no one voting against the motion.

Kathy reported that the fog seal project for our streets is under way and an email was sent out to the residents. Door hangers were distributed by city employees advising residents of when and where they will be working.


A survey about the re-use of the city owed vacant lots will be sent out later this year and residents are encouraged to complete the survey.

**VIII. The meeting was adjourned at 11:50 am by President Kathy Pillmore.**

The next meeting will be held Thursday, September 16 at Onion Creek Club.

Recording: Denise Cadell

Approved Sept 16, 2021.

  
Kathy Lahaye, Secretary

Kathy stated that she had two items to address with motions that needed approval.

### **County Down Extension**

Jerry Patterson presented a motion that the Board of Directors does not object to extending County Down Drive to serve the eight platted lots that are currently within the confines of Onion Creek. The board does object to any extension of County Down Drive to service any additional lots currently part of, or that may be in at some point in the future part of, the development known as Bella Fortuna/Clover Leaf.

Carolyn Dyer moved to approve this motion and Beth Cubriel seconded. All approved.

Jerry agreed to write a letter to the city stating that we are opposing this connection.

### **Pebble Beach Lot**

Kathy advised that Forestar (USA) Real Estate Group Inc. (the group who developed Onion Creek) failed to deed a small lot to Onion Creek several years ago and wanted to deed it to the HOA, which they did. The lot adjoins Kay Stagner's property on Pebble Beach, and she has maintained it for as long as she has been an OC resident. The lot is deemed undevelopable as half of it is in the pond. Dick Perrone motioned that the lot be sold to Kay Stagner for \$10. Fred Blood seconded the motion, an amendment was added to the motion that stated "pending verification by the HOA attorney that the HOA had the legal right to sell the lot." The motion was unanimously approved.