

ONION CREEK HOMEOWNERS' ASSOCIATION
Board of Directors Meeting – September 16, 2021

FINAL

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held Thursday, September 16, 2021, at the Onion Creek Club and called to order by President Kathy Pillmore at 4:15 pm, following a board executive session.

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

Board members absent: Sanders Gibbs

Also attending, Annette Waller and Jane Redding, HOA office staff.

II. Guests attending: (Due to the inability to launch the meeting by Zoom log-in, no guests were recorded.)

III. Carolyn Dyer moved to approve the August 21, 2021, board meeting minutes. Darcy seconded; the minutes were unanimously approved.

IV. Financial Report – Kathy Lahaye, Treasurer

Total Revenue: The total YTD revenue for August was \$420,766 which is \$2,486 under budget. **Total Operating Expenses:** The total YTD operating expenses for August were \$343,859 which is \$673 over budget. The most significant variances to budget were as follows:

Landscape Maintenance – Other was \$3,937 under budget, **Park Maintenance** was \$12,310 over budget, **Security** was \$2,834 under budget, **Neighborhood Watch** was \$1,191 under budget and **Supplies** was \$1, over budget.

The net **revenue over expense** YTD was \$76,907.

Cash balances at 08/31/21:

Operating - \$334,935.93

Reserves - \$155,680.92

Delinquent Report: Office Report:

The second HOA assessment fees are still coming in. The late notices mailed in August. Our delinquent number on September 15th from Terri Giles is \$16,473.09, minus outstanding second assessments.

Since our August 21 meeting, 20 home sales were processed, with 19 pending. No buyouts from the city are currently pending.

V. Committee Reports

A. Security – Sanders Gibbs

Sanders submitted the following report:

OC has seen a decrease in break-ins, theft, and minor crime. Vagrants, suspicious people, and irregular vehicles remain the most constant activity reported. We saw an increase in homes with point of entry doors left open or unlocked and vehicles with doors/trunks left open or unlocked.

Suspicious Person(s) / Vehicles

- The Shops, Executive Center, Exxon & Valero.
- Cypress Ridge, The Greens, Wild Dunes, Pinehurst and Legends Way.

Irregular Issues

- Fishing on the pond at Sullivan Park.
- Abandoned vehicles.
- Illegal dumping at The Shops.
- Homes demolished on S. Pinehurst and Marion Cricket.

911 Issues APD/EMS

- Courtyards
- Windrock Villas
- River Plantation
- Shinnecock Hills

Kathy asked Darcy Hansen to contact Ken Roe, Smith Security, for a copy of the current contract of the extra shift driver, with the price increase. Carolyn pointed out it might be prudent to wait on signing the new contract for the extra shift driver, until the residential surveys are all recorded. Kathy Pillmore asked if we might be able to sign for only 6 additional months at this time.

B. Volunteer Security Patrol – Chris Burges

Chris reported there were no changes in the Volunteer patrol since the last meeting. It was suggested he contact Jimmy Chandler to see if he might be interested in a volunteer shift.

C. Development/Infrastructure – Wendy Braniff.

Wendy was unable to attend due to the zoom technical problem. No report.

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

Beth reported that new board member Fred Blood is on the National Night Out event, to be held October 5. Carolyn asked if the event would be held on neighborhood streets, with immediate neighbors attending. Beth has emailed her volunteer group and asked this question – but agreed that meeting your immediate neighbors was why the event originated. Beth said it might still be an event that starts at the country club. Darcy brought up the suggestion that the sub-HOA's get their residents involved for the evening event. Beth said she would follow up on this suggestion.

E. Traffic Control – Carolyn Dyer

Carolyn reported on three serious incidents that occurred on River Plantation Drive between 1020 A and 10207A, both near the entrance of Pinehurst Drive. River Plantation Drive has a double yellow line painted down the entire street. All three accidents deal with trying to turn into owner driveways.

The first one happened on 5/28/21 when the neighbor slowed down, starting to turn left into their driveway when a car from behind pulled out and tried to pass them on the driver's side which resulted in an accident – no turn signal was used. No one was hurt and the car that caused the crash did stop and paid for all damages - no police report was filed.

The second incident happened on 9/05/21 around 11:45 am when a guest staying at Carolyn's residence, 10205A, slowed down to turn left into the driveway when the car from behind pulled out around and passed them on the driver's side but the person who was beginning to make the turn was able to stop so that no accident occurred –no turn signal was used. The person trying to turn left into the driveway followed the passing car that continued south on River Plantation Drive at a high rate of speed to Bradshaw Road where it turned and continued speeding to FM1327 then stopped for the light at the intersection of FM 1327 & the N I-35 service road, where the guest was able to get a picture of the car.

The third incident happened 9/08/21 to Carolyn after turning onto River Plantation Drive from Pinehurst Drive. Using a turn signal and starting to turn left into her driveway at 10205A River Plantation Drive, a 4-door pick-up passed on the passenger side at a fast speed.

Carolyn sent this information to Max Schwartz, the Capital Improvement Program Manager, Transportation Engineering Division, Austin Transportation Department. The board discussed other options for the heavy traffic on our streets. It was noted that the city has control on where speed control devices (bumps) are placed. Carolyn reported the city hopes to increase the number of solar speed signs.

F. Legal – Darcy Hansen

Darcy reported on our current HOA collection policy and where we stand regarding the new Texas legislation on HOA collection policies. Darcy said no changes were needed to our policy to come into compliance with new state rules. Kathy stated that Patty Arnold was aware of the 30-40 day requirement since she is the one who notified us of the changes.

Darcy reported her conversation with the club's management team about the club participating in the re-use of the lots adjacent to club property. Their response was they would need to get their attorney involved.

G. Modifications/Rules – John McNabb

John reported he had an Architectural committee personnel recommendation from Legends Way, which our CC&Rs require for representation purposes. Jerry Patterson

asked about the recent golf course fence request that was denied by the Architectural committee, with interest to the new senate bill (SB1588) and its policy relating to the powers and duties of certain property owners' associations. There was general discussion regarding golf course fences in our neighborhood, and the new legislative bill, and the fact that our CC&Rs are a contract/encumbrance with home buyers, and an easement on their properties. Jerry pointed out that the new legislation affects security fences only. He agreed to continue to monitor the new bill as it pertained to our HOA policies.

There was general discussion regarding the backyard encroachment onto the golf course, and the Cypress Ridge homes property easement to the creek. It was noted that individual homeowners cannot restrict Cypress Ridge residents' access to common property; it was decided to have John McNabb pull maps and determine if the board needs to do anything further.

H. Government Affairs – Jerry Patterson

Jerry reported that he examined the new preliminary Council District 5 map and found no changes to district 2. Jerry reported he attended a meeting regarding the new maps and had another one the following week.

I. Landscape/Parks – Dick Perrone

Dick reported he had five hackberry trees removed from the park, and the dead jasmine on the entrance hill near the pond, including two trees in the water. There were several bags of trash removed, also. Dick reported that residents are reporting more irrigation violations, and other landscape matters. The first birthday party was held at Legends Way Park, and Dick advised the park committee to set up a reservations system for future parties. There was general discussion regarding the broken irrigation pipe in Sullivan Park, and the need to go above existing club contacts to get the matter resolved. There is a lack of backup records of the history of the park pipe installation. Kathy pressed Dick to get something done; letting Ryan Crump, our present contact with the club know that we are going to proceed with other contacts.

Dick reported the city had mowed the newly vacant lots twice and removed certain undesirable trees.

J. Communications – Kathy Pillmore

Kathy gave the board the submission date for the next newsletter, November-December as October 15.

VI. OLD BUSINESS

Demolition Update - It was reported that several homes on Merion Cricket and Indian Wells are being taken down, currently. Four are ready on Wild Dunes; and there was discussion regarding AFD and S.W.A.T. and the need for them to follow the written memorandum.

County Down Lots-Kathy reported she met with CM Kitchen, her staff, staff of the Austin Transportation Division (ATD), and Mr. Satyam Vellanki, the purchaser of the 8 lots at the end of County Down. The purpose of the meeting was to arrive at a solution to prevent the connection of County Down to the Clover Leaf development which would create a cut-through into Onion Creek. The result was that a "Fire Gate" could be installed at the end of County Down at the city/county line with a "Knox Box" that allows the fire and police departments access in the case of an emergency. To do this, we would have to get consensus from AFD and APD that the gate would be agreeable to them. Once they provide a letter to ATD the gate can be installed when the roads on both sides of the city/county line are constructed.

Mr. Vellanki intends to develop the 8 lots and will extend County Down from its current end in the cul-de-sac to the county line. He will install a large culvert across the creek to make access to the lots possible. Mr. Vellanki, the developers of Clover Leaf and OCHOA agree that the connection should not be permitted. Once consensus is received, ATD will work with us to determine what type of structure would be installed to prevent cut-through.

VII. NEW BUSINESS

There was discussion on the upcoming Smith security additional driver contract during the report time for Sanders Gibbs.

VIII. The meeting was adjourned at 5:38 pm by President Kathy Pillmore.

Recording: _____

Approved _____, 2021.

Kathy Lahaye, Secretary