

ONION CREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
September 17, 2020 FINAL

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held September 17, 2020 by remote login/Zoom and called to order by President Kathy Pillmore at 4 pm.

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

Board members absent: Jerry McIlhon

Also attending Annette Waller, HOA office staff

II. Guests attending remotely: 8

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

III. Darcy Hansen moved to approve the August 22, 2020 board meeting minutes; Dick Perrone seconded; the minutes were unanimously approved.

IV. Treasurer – Kathy Lahaye

Treasurer Kathy Lahaye reported that the total YTD revenue for August was \$429,385 which is \$2,750 over budget. Total Operating Expenses: The total YTD operating expenses for August were \$336,397 which is \$74,955 under budget. The most significant variances to budget were landscape maintenance – Other was \$14,321 over budget, park maintenance was \$5,537 over budget, Sullivan Park improvements (Reserve) was \$16,586 over budget, security was \$3,224 over budget. The net revenue over expense YTD was \$92,987. Cash balances at 8/31/20: Operating - \$491,629.45, Reserves - \$165,074.35, CD - \$0.00. Kathy reported she will get the CD back in place before the next board meeting. Kathy Pillmore pointed out the need to start looking at next year's budget.

Delinquent Accounts

Since the last board meeting, the office has received \$4242.44 in delinquent payments; 11 payments in full and 2 partial payments. Late notices for the second assessment went out September 4 and we are preparing demand letters prior to the fall liens that will be officially put in place. The office has received payments on 10 home sales. There are 6 pending sales. Buyouts: There have been 2 buyouts completed since the last board meeting, with 2 pending. Kathy Pillmore requested a status update on total delinquencies by the next board meeting.

V. Committee Reports

A. Security – Jennifer Beaulieu

Jennifer updated the board on the new Smith Security Rav4 which is a different vehicle than the current Smith truck. Jennifer reported that reported incidents seemed to be down in the neighborhood. The second Smith Security shift is 8 hours/seven days a

week. She reported on research on security cameras with Flock Security, looking at basically six cameras at \$1500 - \$2000 per year per camera based on specifications. There was general discussion regarding the board's commitment to the second Smith security patrol and budget considerations. It was agreed to continue with the Smith second patrol budget expense through the current contract and consider entrance cameras later. Beth Cubriel brought up the fact that security cameras are mentioned at every Neighborhood Watch meeting and requested a closer look at a possible dues increase for both cameras and the additional Smith patrol. Kathy Pillmore asked Jennifer and Kathy Lahaye to put together a budget analysis for possible dues increase for security items including cameras and the additional patrol or both.

Kathy Pillmore gave a brief update on the neighborhood volunteer patrol effort. She had our attorney Patty Arnold draw up the application for volunteers to sign, allowing background checks and screening. We set up an account with Publicdata.com for the screening. There was general discussion on insurance liability for these observe-and-report volunteer drivers. A training meeting will be held soon; drivers will be requested to complete a two-hour drive along with Smith security personnel, and Beth Cubriel will get the application to her Neighborhood Watch volunteers.

B. Modifications/Rules – John McNabb

John McNabb reported that the Architectural Control Committee was asked to research any restrictions to operate golf carts on public streets in Onion Creek subdivision. The short answer is no. Golf carts cannot be driven on a public roadway with a posted speed limit over 35 mph or driven more than 25 miles per hour. A golf cart is not considered a motor vehicle by Texas Transportation code. A driver's license is not required to operate a golf cart. As pointed out by Dick Perrone, we are a golf-cart community. It was noted that reckless driving by a golf cart should be called into 311.

John reported on the requests to his committee to fence the back yard of golf course lots in Legends Place (between River Plantation Bridge and Bradshaw Road) because the owners have small dogs. The board asked for more specifics on what type of fencing the committee would recommend.

The committee understands and appreciates the arguments from the requestors, but does not support a recommendation to grant a variance to permanently fence the backyards not associated with a water feature at least 24 inches in depth as required by state law and local ordinance. The committee believes this would set an unacceptable precedent and is not in line with the intent of the CC&R's.

The CC&R's for Legends Place state: "With respect to those Lots which share a common line with the golf course contained within the subdivision, no fence or walls may be erected or maintained nearer to the lot line shared with the golf course than the predominant wall of the house nearest such lot line without the approval of the New Construction Committee. It is the intent of the Declarant and the New Construction Committee that such approval will be given only in the most extraordinary circumstances, and Declarant and the New Construction Committee have adopted a policy against fences in the rear yards of all lots sharing a lot line with the golf course. Owners' Lots sharing a lot line with the golf course are encouraged to use varied electrical pet control devices in lieu of fences."

However, a majority of the committee recommends a compromise for the Board to approve a variance allowing black welded steel decorative fencing no higher than 3 feet high in the backyards of golf course lots in Legends Place, without the use of in-ground concrete material. An example is Home Depots' Vigoro Empire 30 in. x 36 in. Black steel 3-Rail Fence Panel.

A motion was made by Jennifer Beaulieu that a fencing compromise for golf course homes be put into place allowing temporary decorative fencing no higher than 3' can be considered and allowed on an individual request basis by the Architectural Committee.

Discussion followed with Wendy's question about the removal of any temporary golf course lot fencing – should this temporary fencing be removed when/if the home is sold. John McNabb stated each allowed temporary decorative fence will be considered individually and not mandatorily removed with the sale of a home.

The motion was seconded by Dick Perrone and passed with one opposition vote by board member Darcy Hansen.

C. Government Affairs – Jerry Patterson

Jerry Patterson reported on his tour of buyout lots with Council Member Kitchen and her Chief of Staff Ken Craig, and Kathy Pillmore They took a tour/walk through of the vacant lots and homes scheduled for demolition on Wednesday, September 16, 2020. Demolitions are scheduled to resume during that same week, and OCHOA board members have been promised the opportunity to be present during the final walk through inspections of the various properties when the demolitions are completed. This will allow OCHOA to point out such things as still present utility hook ups, holes where utility boxes have been removed, failure to level the lots, and remaining trash/debris/tree limbs before the contractor is approved for final payment.

D. Traffic Control – Carolyn Dyer

Carolyn Dyer received a notice from the Neighborhood Partnering Program on September 9 that the city is in the process of wrapping up the Memorandum of Understanding (MOU) agreements for the Pinehurst Dr. sidewalk extension project between La Costa Drive and Legends Lane Drive. This is the legal document that will outline the City's responsibilities, the Partner responsibilities, and general expectations for this project.

There have been OC residents making requests through 311 or contacting the City of Austin Transportation Department. to have stop signs installed on Pinehurst Drive north and River plantation Drive as an answer for speeding vehicles. The City of Austin has a manual of rules for when Stop or Yield signs or Multi-way stop applications can be installed. Carolyn will submit this information for the November/December newsletter so everyone can have a better understanding of what is involved in deciding where and when stop signs may be installed.

Carolyn reported on additional city solar speed signs coming into the neighborhood on Pinehurst and River Plantation. These will be on-loan from the city for 6-8 weeks and will go up this week or next.

E. Development/Infrastructure – Wendall Braniff

Wendy Braniff reported on a new project near Onion Creek - **The Conrad** – 2000 Onion Creek Parkway (on NW corner of Onion Ck Pkwy and IH 35 SB Access Road) – Site plan approval for a multi-family development of 100% affordable housing (60% below Austin’s median family income) and associated improvements of 280 MF units covering 198,550 sq/ft with 59.9% impervious cover consisting of 2 below-grade parking garages and 5 above-grade levels of residences. Filed Request for Interested Party Status on 9/11/20 on behalf of OCHOA. Site is immediately upstream of OC subdivision on Onion Creek – west side of IH 35. Case # SP-2020-0290C-SH and 2020-107225-SP. On this project, Wendy has filed a request for “interested party status” in order to monitor the project and receive emailed information from the developer/city since it is of concern to our neighborhood due to its location upstream from us, and the nature of rental occupancy projects regarding ongoing maintenance concerns.

Other ongoing projects: 9315 S. IH 35 Svrd NB – (NB I35 access road just south of Slaughter Road) Rezoning from CS-CO (CS: general commercial services district with operating characteristics or traffic service generally incompatible with residential environments) (CO: Conditional Overlay combining district intended to provide flexible and adaptable use of site development regulations by requiring standards tailored to individual properties to CS.

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

Turners Crossing. Site work has commenced on a subdivision filed for 13023 N. Turnersville Road, a 471 acre tract, located on the SE corner of Turnersville Road at FM 1327, and is split into two +230 tracts as it crosses I 45 E, and is planned for single, multi-family and commercial/retail, including 1,384 lots. Road and utility development are in progress on the western tract. (Case No. C8J-2018-0091)

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. To be heard by ZAP (Zoning & Planning Commission) Tuesday, July 7 beginning 6 pm.

Marbridge Foundation – Equine Center – 2636 Bliss Spillar Road. Application for administrative approval of a site plan for an equine center with associated improvements located at the Marbridge facility just south of the intersection of SH 45 W and FM 1626.

F. Crisis Management/Neighborhood Watch – Beth Cubriel

Beth Cubriel reported watch captains have been asked to organize National Night Out meetings on Tuesday, October 6th, since the big event has moved to small street events. Once it is known which sections are hosting a NNO, she will request/ coordinate an APD drop-by.

Beth received a request from a neighbor that Smith Security become familiar with the golf course. Kathy Pillmore will get the club golf course map to Security (again) for their review.

Beth is still looking for a NW volunteer in Legend's Way. She thanked Greg Ritter for offering to post to the Legend's Way Facebook Page to request a volunteer.

G. Landscape/Parks

Dick Perrone reported on progress with the donated gazebo by Roland Greenwade for Sullivan Park. It will move to the park the week of September 21, 2020. Dick met with the Westlake Dermatology building landscape architect and their irrigation contact and went over the need to take good care of the entrance trees on the lot, with Dick informing them that free irrigation water was available to service that lot and keep it nice. Dick purchased and had installed five dog-waste stations for the neighborhood and reported L&S Landscaping will take care of re-filling the stations. Dick has ordered the fencing material for Legends Way park (for the adjoining residential neighbor side) - it is six weeks out.

H. Communications

Kathy Pillmore reported the November/December newsletter submittals are due to her October 1. She reported there will be a notice in the next newsletter regarding the next board elections at the general membership meeting, as required by our bylaws. Kathy gave an update on the faulty light pole that fell in Cypress Ridge and the resulting request for a full inspection of all light poles in Onion Creek; a huge number of poles with this work to be contracted out by the utility company.

I. Lègal – Darcy Hansen

No Report

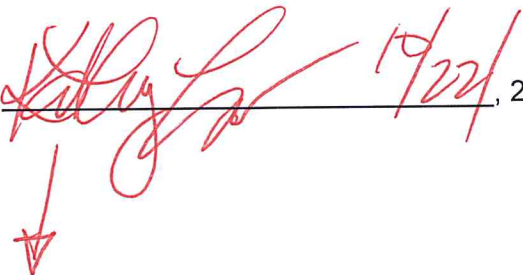
OLD BUSINESS

Kathy Pillmore gave a recap of the tour with Ann Kitchen, Ken Craig, and Jerry Patterson over the buyouts/teardown lots in the neighborhood. The goal is for Ann Kitchen's assistance in facilitating communication between the city departments on the repair of the lots. Kathy reiterated the goal of holding the city to the agreement that allows government affair committee members to inspect the lots before city payment to

the demolition company. Kathy thanked the board members for their service on the board.

The meeting was adjourned at 5:35 p.m. by President Kathy Pillmore.

Recording: Annette Waller

Approved  1/22/2020

Kathy Lahaye, Secretary