

# ONION CREEK HOMEOWNERS ASSOCIATION

## Board of Directors Meeting Minutes

December 17, 2020

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held December 17, 2020 by remote login/Zoom and called to order by President Kathy Pillmore at 5:00 pm.

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

Board members absent: Darcy Hansen, Jerry McIlhon

Also attending Annette Waller, HOA office staff, Ray Combs, Architectural Committee

**II. Guests attending remotely:** Ryan 2, Torre14, Charles Nemir, Erich Schroeder, John Ross, Will Jackson

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

**III.** Wendy Braniff moved to approve the November 21, 2020 board meeting minutes; Dick Perrone seconded; the minutes were unanimously approved.

### **IV. Treasurer – Kathy Lahaye**

Treasurer Kathy Lahaye reported the total YTD revenue for November was \$463,890 which is \$1,576 over budget. The total YTD operating expenses for November were \$465,851 which is \$46,253 under budget. The most significant variances to budget were as follows: Landscape maintenance, park maintenance, Sullivan Park improvements, security and utilities. The net expense over revenue YTD was \$1,961, cash balances November 30, 2020 were: operating - \$392,599.49, reserves - \$169,378.75 and CD - \$0.00. Kathy asked that budget discussion take place at the end of reports, under new business.

### **Delinquent Accounts**

Since the last board meeting, the office has collected \$6654.00 in delinquent payments. Two of these payments were home sales that were in arrears. Our current delinquent balance as of December 15, 2020 is \$20,950.00. Last month the delinquent number was reported at 27,604.00. The next HOA assessment statements will mail at the beginning of January.

The office has received resale certificate payments on 5 home sales since the November meeting. There are 10 sales pending.

There has been 1 buyout completed since the last board meeting, with 3 pending. Our records show a total number of buyouts completed at 122. We learned from Luke Sanders, River City Sportswear, that our building is to be sold to an investor this week. We are under a lease agreement through the end of 2021, which will be honored by the new owner, David Grassel.

## **V. Committee Reports**

### **A. Security – Jennifer Beaulieu**

Jennifer reported that approved security bonuses will be delivered soon. Jennifer will get in touch with Terri Giles to determine if the checks had been requested. Jennifer reported she put security budget increases in her 2021 number to Kathy Lahaye for the 2021 budget, in case the board approved these increases. Kathy Pillmore commented that our pay rates for security must stay up with the market in order to keep our security personnel. It was agreed that the board needed clarification on the Smith contract for proposed pay rates for 2020-2022. Kathy Lahaye commented the current Smith contract is not clear about proposed increases. She will contact Ken Roe for clarification.

There was brief discussion on the increased neighborhood break-ins the past week. Kathy said she would send an email blast alerting residents to take precautions. These past incidents are indicative of sophisticated burglars.

An update on Richard Youngerman, Smith security driver was given. Kathy reported the Go-Fund-Me account set up for Richard was over \$7500 and she thanked everyone who donated. He expects to return to work in January.

Carolyn commented on a possible tent encampment under the River Plantation bridge. It was agreed our unarmed security officers should not be sent to investigate. If there is vagrant activity on club property, they must take care of it. Kathy Pillmore assured the board that the city buy-out lots will not allow camping, primarily due to the floodplain.

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

Wendy had no report for this December meeting.

### **C. Neighborhood Watch/ Crisis Management Team – Beth Cubriel**

Beth Cubriel reported the need for a more comprehensive resident contact list, partially due to a recent water break and the need to notify neighbors. She will alert her committee to the recent break-ins in the neighborhood.

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

Carolyn reported she received a December 8<sup>th</sup> email from the Neighborhood Partnering Program informing the HOA know that the MOU agreement had been signed by the Public Works Director for the sidewalk extension from La Costa Drive to Legends Lane Drive, for which we have paid \$7,200. The next step is for the project to be assigned a project manager from the public works sidewalk team who will oversee the engineering, permits and construction. The main issue currently is that due to COVID-19 restrictions, there are many delays with transportation projects. Carolyn will report to the board when she learns the construction timeline for the sidewalk.

Speeding is still occurring, and Carolyn reported she talked with the city to see if there were new ways to help with this problem.

Carolyn reported on complaints regarding large trucks driving through the neighborhoods. These trucks are removing the debris from the demolished homes the city of Austin had purchased and this problem will resolve itself in time.

Carolyn responded to complaints of speeding on Lehman Way and discovered there were no speed limits signs. She has contacted her city representative who requested the complaining residents make calls to 311 for tracking purposes, which will result in posted speed signs.

There was discussion on alerting Legends Way homeowners to the resources of our HOA – Kathy Pillmore wants security personnel to distribute more of the HOA informative post cards. Beth will contact the Legends Way Nextdoor administrator for an announcement in their social media network site regarding the uses of their HOA.

#### **E. Legal – Darcy Hansen**

Absent – no report.

#### **F. Modifications/Rules – John McNabb**

John McNabb reported for the Architectural Control Committee on the proliferation of signs in residential yards - support APD signs, emotional feel-good signs, contractor signs, and political signs that are in violation with the CC&R's and detract from the neighborhood's appearance. John commented that due to the election season, and the police funding issue, this problem is worse than usual.

John wrote a piece for the current newsletter asking that everyone please adhere to the CC&R's which we all agreed to abide by when we purchased homes in Onion Creek. This applies to owner's tenants, also. John requested everyone's help in asking their neighbors to please remove any sign that is not a sale or lease sign. The Architectural committee is trying to do the same, by talking to neighbors and avoiding a confrontational approach to this issue. Wendy requested this newsletter text be forwarded to the board for their email use; Wendy will distribute to the Legends Lane neighbors. Kathy Pillmore will copy this text from her newsletter files and send to the board.

Regarding the many yard signs stating support of the Austin police, John reiterated that a more effective way to support APD is to let elected officials and the City Manager know through correspondence, email, surveys on Reimagining Public Safety on the City's website, and/or calling their offices, rather than the yard signs, which only inform your neighbors how you feel about the issue, while cluttering the neighborhood. John's stated objective is to keep the neighborhood looking as well as possible, while keeping the peace. Carolyn asked about an email blast, but it was agreed the notice in the newsletter would suffice for now.

#### **G. Government Affairs – Jerry Patterson**

No report this month.

#### **H. Landscape/Parks – Dick Perrone**

Dick Perrone apologized for the Parks/Landscapes budget overages, but it was agreed there were many unplanned expenditures this year. Everyone loves Mr. Perrone, so no apology is necessary. Dick reported he worked with Kathy Lahaye on the Parks/Landscape budget numbers for 2021. They will increase the utility budget for 2021. There is still reserve money for

the Legends Way park buildout. There was discussion brought up by Carolyn Dyer on the Golf Cove easement responsibility and a possible water problem at that site. Dick stated the HOA is maintaining the area between the driveway and River Plantation, using club water.

## **I. Communications**

Kathy reported that the current January-February 2021 newsletter should arrive in mailboxes this week. It includes a proxy and the meeting agenda; Kathy encouraged each board member to bring in 10 proxies in order to meet our quorum for the annual meeting ballot vote. The next newsletter is March-April with a February 10 deadline.

## **VI. OLD BUSINESS**

Kathy Pillmore updated the board on the LTC class for residents to be held at the club, scheduled April 17<sup>h</sup>, 8 – 1 PM. There will be an 18-people limit and this event will be announced in the next newsletter.

Kathy said she had an improved bid on the creek drone flyover and was waiting on one more. The goal is to get this done in January or February.

Procedures for the Annual Meeting – Kathy requested a report from each board member – less than 5 minutes long, preferable 3 minutes. The financial report may be longer due to 2021 budget information.

Kathy stated the club will allow no more than 100 people in groups of ten for the meeting. There will be two head tables for spacing reasons. She will hire a Webinar recording for residents at home. Other restrictions regarding this meeting due to Covid-19 include a pre-registration by all attendees, a temperature check at the door, a strong encouragement for proxy voting. All proxies are due in the HOA office the Tuesday before the Saturday, January 16 meeting.

Kathy sent another email blast requesting volunteers for the Volunteer Security Patrol project.

Kathy reported on a virtual meeting with two Watershed representatives on the potential uses of the vacant lots bought by the city. She welcomed others to this committee for park use – Reuse Committee. She said it will take time, planning and consensus. The city will survey residents on usage support. Land use could include running trails, community gardens, pocket parks, but no dog parks. She said the city will match resources such as mulch with volunteer labor. A next step will be a map with a floodplain overlay which will influence land use. Bill McDonald, a landscape architect is on the committee. There was a brief discussion about parking for land-use activities.

Buyouts and teardowns – Kathy reported the city/watershed was doing a much better job on current teardowns, regarding clearing and removal of objects.

## **VII. New Business:**

The board was presented with the 2021 proposed budget by Kathy Lahaye. The proposed budget is \$106,934 expense over revenue, primarily due to increased security expenditures. Security will increase \$81,484 for 2021 in this proposal. It was agreed that more clarification from Smith was needed for the 2021 renewal contract in June, for the additional shift, and any hourly increase. It is unclear if the additional shift vehicle was purchased by our association.

Jennifer agreed to contact Kenneth Roe / Smith for clarification. Jennifer reported she increased security driver rates by .50 cents/hour and added a cushion for extra shifts. During Landscape/parks budget items discussion, Carolyn pushed for alternative bids to Elements Landscape Services. Kathy Lahaye pointed out the large park expenditures for 2021. Carolyn questioned by the utility line item went down. Kathy Lahaye pointed out we can use reserves for operating capital; Kathy Pillmore said we can use reserves for additional security costs, if needed. Kathy Pillmore said she would look at the current Reserve Study for recommendations on budget use of the reserve funds.

It was agreed by the board that there is no need for a dues increase at this time. George Gerken indicated his concern over reducing the reserve funds. He suggested a board position to never go below a three-month operating cash of the reserve fund. Kathy Lahaye stated there was no reason for alarm – we would only spend reserves on specific projects. Kathy Pillmore pointed out a dues increase at the time would not be good for residents, in light of current circumstances.

**A motion was made by George Gerken to approve the 2021 budget as presented by Kathy Lahaye, and seconded by Jennifer Beaulieu, and the motion was unanimously approved by the board.**

Kathy Pillmore presented the board meeting schedule for 2021. The monthly meetings will remain on a quarterly schedule; the first and third month of each quarter will have the meeting on a Thursday at 4 pm. The middle month of each quarter will have the meeting fall on the third Saturday at 10 am.

OC garage sale dates for 2021 will be set soon, based on city bulk curbside pickup schedules.

The meeting was adjourned at 6:46 p.m. by President Kathy Pillmore.

Recording: Annette Waller

Approved Feb 4, 2020



Kathy Lahaye, Secretary