

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

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held on January 16, 2020 at the Onion Creek Country Club and called to order by President Mike Rodriguez at 4:01 p.m.

Board members attending were: Wendall Braniff, Carolyn Dyer, Kathy Lahaye, Stuart Osantowski, Martie Owan, Jerry Patterson, Kathy Pillmore, and Mike Rodriguez.

Also attending were: Susan Dunning and Annette Waller (HOA office staff).

Board members who were absent: Scott Hutchinson

II. **Guests:** Homeowners: Jennifer Beaulieu, Julie Campbell, and Dick Perrone

III. Kathy Pillmore moved to approve the December 19, 2019 board meeting minutes; Carolyn seconded; the vote was unanimous.

IV. Treasurer

Treasurer Kathy Lahaye reported that the total YTD revenue for December was \$472,360 which is \$21,378 less than budgeted. The total YTD operating expenses for December were \$421,745, which is \$48,464 under budget. The net revenue over expense YTD was \$50,616. Cash balances at 12/31/19: Operating - \$312,317.55; Reserves - \$153,581.00; CD - \$102,652.20

Delinquent Accounts, Home Sales & Buyouts

Since the last board meeting, the office has received 4 payments in full on delinquent accounts for a total of \$1,672. Our current outstanding delinquent accounts total \$34,988.

The office has received payments on 12 home sales. There are 7 pending sales.

There have been 75 buyouts completed, with 9 pending. There have been 64 demolished.

V. Committee Reports

A. Traffic Control - Carolyn Dyer

Peter Babrow with the Austin Neighborhood Partnering Program reported to Carolyn that they still haven't been able establish a time to bring the projects to the board. Despite having a larger number of projects than usual, the increased number will likely not affect the chances of approval for the sidewalk because our funding rolls over."

The board reviewed the data for the solar speed signs on River Plantation Drive for the entire year of 2019. They also reviewed the current City of Austin rezoning plan, noting that it does not impact Onion Creek subdivision. Confirmation will be sought that our covenants and restrictions would supersede any zoning changes made.

Carolyn is waiting to hear from TXDOT regarding timeline for revisions to be made to Onion Creek Overpass and any updates on the timeline for the South Pleasant Valley Road Project.

B. Security

Scott Hutchinson was absent. Mike noted a burglary at Regions Bank and more than one incident of strangers knocking on doors.

C. Landscape/Parks

Landscape/Parks Chair, Stuart Osantowski reported that the damaged common area fencing in Legends way near 11201 Mickelson Dr Austin TX 78747 will be repaired Friday January 17th.

D. Architectural Committee

Mike Rodriguez reported that he is preparing letters to be sent to several homeowners who have trucks or trailers parked in the neighborhood.

E. Neighborhood Watch

No report

F. Governmental Affairs

Jerry Patterson, chair of Governmental Affairs Committee, reviewed the discussion and outcomes of the December 6 meeting with HOA representatives Mike Rodriguez, Jerry Patterson, and Randy Zunke and CM Kitchen, her staff, and WPD staff, as reported in the December minutes.

OCHOA has recently submitted an open records request for emails between various members of WPD staff with the hope they might provide information to help us decide how to move forward.

Through the efforts of OCHOA president Mike Rodriguez, the city has resumed removing the driveway ascents and restoring the curbs in front of buyout homes.

G. Development/ Infrastructure

No report

H. Communications

Kathy Pillmore, Communications Chair reported that We delivered six newsletters in 2019; 1,750 copies each issue; 1,650± were delivered to each rooftop in Onion Creek the remainder were given to Cathy Miller to distribute to her advertisers, and to the HOA office.

Robb Edgecomb produced the first five issues; Kathy picked up with the November/December issue. A redesign of the newsletter was accomplished with the January/February issue.

The 2020 newsletter costs and ad revenue are expected to remain similar to 2019 and no increase in postage is expected...at this point. The print quantity will reduce with the removal of homes in Onion Creek which should reduce the printing and postage costs.

VI. Old Business:

None

VII. New Business:

Mike encouraged board members to keep their reports at the General Membership Meeting to 3 minutes.

The board discussed several ways to encourage more proxies and/or attendance to ensure a quorum.

The meeting was adjourned at 5:56 p.m. by President Mike Rodriguez.

Recording: Susan Dunning

Approved February 22, 2020


Kathy Lahaye, Secretary