

ONION CREEK HOMEOWNERS ASSOCIATION
General Membership Meeting Minutes
January 26, 2019

The general meeting of the Onion Creek Homes Association membership was held on January 26, 2019 at the Onion Creek Country Club and called to order by President Mike Rodriguez at 9:09 a.m. A quorum was met with 94 sign-ins and 89 proxies for a total of 183.

Board members in attendance were: Pamela Beattie, Wendall Braniff, Carolyn Dyer, Rose Mary Gómez-Meade, Kathy Lahaye, Martie Owan, Cecily Raiborn, Mike Rodriguez and Tom Thies
Board members not in attendance were: Robb Edgecomb, Ken Jacob and Stuart Osantowski.

Kathy Pillmore moved to approve the January 27, 2018 minutes; Bob Carroll seconded; the vote was unanimous.

Election of 2019 Board of Directors for OCHOA

There were seven candidates for the seven open positions on the 2019 board as submitted by the Nominating Committee: Pamela Beattie, Wendall Braniff, Robb Edgecomb, Scott Hutchinson, Stuart Osantowski, Jerry Patterson, and Cecily Raiborn.

There being no nominations from the floor, Kathy Pillmore moved that the slate of candidates be elected by acclamation; Connie Porter seconded; the vote was unanimous.

Treasurer – Kathy Lahaye

The total YTD operating expenses for December were \$415,786, which was \$82,412 under budget. The net revenue over expense YTD was \$67,385. Cash balances at 12/31/18: Operating - \$294,287, Reserves - \$136,348, CD - \$100,841. The 2019 budget includes \$493,738 in revenue; 470,209 in expenses; with a surplus of \$26,529.

Security - Tom Thies

This year the OC security committee has continued to work with OC Security, APD, and residents of Onion Creek to ensure we have one of the safest communities in Austin.

The committee continues to track crime data in our neighborhood and surrounding areas by utilizing the APD Crime Viewer. Also, interactions and observations by the OC Security force (Smith Security) are tracked via daily activity reports. The APD reported crime stats for 2018 show that OC has experienced a much lower incident of police incidents than the surrounding area. While there has been a slight uptick in incidents, this increase is much less than what the surrounding areas have seen. Security has also seen an increase in resident interactions and observations since 2017. When comparing 2017 to 2018, the interactions with the security force has increased from 1,861 to 2,153. The largest increase was for open garage doors after dark (37% increase). Suspicious person reports have remained consistent between 2017 and 2018. Reports of theft to OC Security were down from 2017 to 2018. Overall, OC continues to remain a very safe place to live. But this won't continue without neighborhood involvement and reporting suspicious activity to both APD and OC Security. Residents have the power to help make our neighborhood safe, and it is apparent from the data that we are working together to ensure our safety. Neighbors are always reminded to report crime activity to APD via 911 or even 311.

Architectural Control - Cecily Raiborn

A variety of modification requests were received during 2018. Although requests are usually approved fairly quickly if they meet the guidelines indicated in the Covenants, Conditions and Restrictions (CC&Rs) for the particular Onion Creek neighborhood in which the requesting party's home is located, occasionally it is necessary to ask the requesting party for additional information before approval.

Complaints received about violations of the CC&Rs are reviewed to determine validity and, if valid, notification letters requesting correction of the issue are sent to homeowners. Most OC homeowners act quickly to correct violations; sometimes the homeowners were not even aware that a particular activity was against the CC&Rs. Unfortunately, lack of awareness cannot be claimed for two of the most common complaints (off-leash dogs

and the failure of dog owners to “promptly remove and sanitarly dispose of” dog waste on public or private property); such actions break not only OCHOA CC&Rs but also City of Austin rules and the tenet of common courtesy. If violations are not corrected, the OCHOA can institute fines at \$50 or \$100 per day depending on the number of instances about which a specific type of complaint has occurred over a period of time.

Two points are important to remember:

1. ANY type of modification to the exterior of your home or to your lot (both front yards and backyards) requires approval of the Architectural Committee. These requests can easily be submitted on-line on the OCHOA website. Please provide as much detail as possible in your requests.
2. Complaints about CC&R violations should be reported to the OCHOA—and possibly to 311 if the violation is against both CC&Rs and City of Austin rules. Pictures showing the violation are helpful when discussing problems with homeowners. Complaints made to the OCHOA will remain anonymous.

A primary goal of this committee is to maintain the beauty and property values of our neighborhood. Thanks to everyone for helping this committee do its job.

Communications – Robb Edgecomb

Robb was absent. He provided a written report for the minutes. The committee published six issues of the newsletter. As of December 22, we launched a new website. We are still working out a few issues and thank residents for their patience as we make this a great tool for communication.

Development/ Infrastructure - Wendall Braniff

There has been a significant increase in development in the area surrounding Onion Creek in 2018.

These properties provided notice of application for a Preliminary Subdivision:

Oaks at Slaughter: for 8400-8515 S. Congress (SW corner of Slaughter at S. Congress) Owner: HEB Grocery Company.

Mansions at Onion Creek: 12000 IH 35 Southbound Service Road at Onion Creek.

The 45 acre tract is planned for a 435-unit apartment complex.. Three water quality and two storm water detention ponds are included in the site plan.

Travis County is also reviewing a site, located at 11922 S I 35 Southbound Service Rd, just south of the entrance ramp onto I 35, for a 434-unit multi-family apartment complex.

Applications for Rezoning have been made for:

8534 S. Congress Ave from Development Reserve to General Commercial Services.

8900 South Congress Ave. from General Commercial Services to Conditional Overlay to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties, the purpose of which is to remove the 2,000 trips per day limitation and replace it with conditions of a Traffic Impact Analysis. (West side of S. Congress just north of Slaughter Ln.)

I 35 Apartments – of 58 acres at 12001 S. IH 35 Northbound Service Rd. (Adjacent to and south of St. Albans Church) Commercial and Industrial to Multi-family.

Circuit of the Americas: 9201 Circuit of the Americas Blvd. Zoning change from Rural Residence District) to PUD (Planned Unit Development) district.

Site Plan Approval was filed for Lenox Springs Phase II at 10300 S IH 35 Southbound(430 feet S. of Old San Antonio Road on I-35 Southbound frontage) 15.616 acres with 8.238 acres of development for 260 units, parking and infrastructure. This site may apply for a RSMP fee in lieu of site detention and add storm water runoff to the existing line along Southbound I 35 frontage that discharges directly upstream of Onion Creek subdivision.

Applications for Approval of Site Plans have been made for:

Double Creek Multifamily –for multi-family development of 372 units on 17.27 acres at 600 E. FM 1626 Road, across FM 1626 where Farrah Lane dead ends into FM 1626.

Double Creek Retail –for 11118 S. 1st Street (NW corner of S. 1st and FM 1626) for commercial development, consisting of general retail and restaurant

Applications for Subdivisions have been received for

Austin Goodnight Ranch Phase 2-East –at 9308 Capitol View Drive on 88.51 acres with 271 lots with PUD. (North of Old Lockhart to South of E. Slaughter Lane).

Vistas of Austin – a Notice of Public Hearing for Subdivision received for 1834 Old Lockhart Road, a 125 acre development comprised of 562 lots (550 single family, 5 open space, 5 water quality and 2 park).

Turners Crossing: 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+ acre tracts as it crosses I 45 E, is planned for single, multi-family and commercial/retail, including 1,384 lots.

Other developments include:

Old San Antonio Road Low Water Crossing Closure - this is the section just south of Southpark Meadows shopping center. Access from the shopping center to the southbound IH-35 frontage road will be maintained.

Extension of Breeza Lane to Old San Antonio Road 300' N of FM 1626

Manchaca Elementary School: Application to Travis County to construct a new elementary school while the existing school on the property continues to operate. Once the new school is built and occupied, the old school will be demolished.

Austin Goodnight Ranch – Phase 1 – Development at intersection of E. Slaughter and Bradshaw Road consisting of 4000+ single family, multifamily residences, commercial and school with a PUD

Bradshaw Crossing – Development located on Bradshaw Road East of OC consisting of 900+ single family residences

Views of Onion Creek – 158.2 acre tract, located just west of Bradshaw Road and abuts the southeast corner of the OC subdivision, proposes 415 single family homes, 200 garden-style homes and 10,000 square feet of retail/commercial space.

The 2 acre tract at entrance to subdivision on Onion Creek Pkwy at I 35 NB access road is being developed as a small office. RSMP fee paid in lieu of onsite storm water detention.

Cascades Condos - 135.796 acre mixed use project includes 56 multi-family residential, including senior housing, single family residential, amenity center, daycare services and parkland components.

Crisis Management - Pamela Beattie

Crisis Management Team Chair, Pam Beattie reported that the Crisis Management Plan (CMP) is now completed and has been adopted by the Board. The full plan can be viewed on the Onion Creek HOA website.

Neighborhood Watch - Martie Owan

Our 24-hour Security provides us 30 seconds a day in pass-by of our homes. The Onion Creek Neighborhood Watch (NW) Program is the eyes and ears for Individual Neighborhood Safety. NW is a response and support arm for the Crisis Management and Response Plan.

Events held for our community during the 2018 year have included Training for CRASE™– Civilian Response in Active Shooter Events held in May; National Night Out held in October for the full community; Training for new District Captains

Preparedness trainings attended members of the NW committee included ATLAS 14 on watershed and Flood districts; Firewise training covering fire prevention and safety, evacuation procedures and demonstration on how fires spread in a community.

Current Community Commitment of Trained Volunteers is 4 Section Chiefs and 5 HOA Chiefs; 32 District Captains. The number of volunteers still needed is 14 Section Chiefs; 8 HOA Chiefs, and 60 District Captains. Flood Awareness Areas include Section 1, Section 3, Section 7, Section 8 and the following HOA's # 1 One Onion Creek; # 4 Onion Creek Townhomes; # 5 Chilton Place; # 6 Heritage Place; # 12 Cypress Ridge.

NW has Household Data Forms which include Pet information and Maps are available on the OCHOA Website and/or paper.

Main Event Schedules for 2019 is the NATIONAL NIGHT OUT, October 1, 2019, here at the Club and open to all Families

Traffic Control - Carolyn Dyer

The four major areas of concern during 2018 were as follows: 1. Increase in neighborhood traffic and speeding; 2. Resurfacing of 30 streets in Onion Creek; 3. Speed Calming Devices & 4 Traffic concerns in areas outside OC neighborhood.

Due to the increase in construction of apartments surrounding Onion Creek and the extension of Onion Creek neighborhood across Bradshaw Road there has been a significant increase in traffic volume as well as speeding vehicles moving through Onion Creek, especially on River Plantation Drive, La Costa Drive and both north and south portions of Pinehurst Drive. Accidents on I-35 result in a large increase in the number of

vehicles driving through our neighborhood. Because of the increase volume of traffic residents have asked the HOA Board to find some solutions for controlling the speeding.

After some board members met with the City of Austin and learned about options that could be used, the board elected to participate in a program with the City of Austin where upon the City would install a permanent set of 2 Solar Speed Display Signs on River Plantation Drive south of the Onion Creek bridge. The city maintains them and periodically emails the board the recording data. The HOA pays for the signs. The city also agreed to move the signs one time to another location within Onion Creek neighborhood, as needed. Although there are still speeding vehicles, the signs do remind a good number of vehicles to drive the speed limit. Speeding vehicles have been observed in other locations on River Plantation, but there is too much shade to use solar speed signs.

Another solution was to have Speed Calming Cushions. In 2017, at the request of an OC resident the City conducted a speed volume study for in three separate areas along River Plantation Dr. between Olympic Fields Loop (one farthest from Bradshaw entrance) and Prairie Dunes Drive. The City found that all qualifications for installing asphalt speed cushions were met. The resident who made the study request received a packet from the City with a list of all the residents from whom they needed to acquire signatures and their "For" or "Against" speed cushions. The task was completed and mailed back to the city. The results were posted on line in the May 17, 2017 LATMP report and it showed that the qualification for Asphalt Speed Cushions was met but unfunded. This status was good for two years and there were three options for obtaining funding. One, the city would completely fund the project; two, the city would furnish some of the funding with the residents funding the rest; three, it could be funded entirely by private funds. The resident brought the information to the HOA Board and there were other OC residents attending that meeting speaking out against such devices. At that time no action has been taken.

At the March 2018 HOA meeting the same resident came back with a reminder that time was running out on the length of time the city study would continue to be deemed "qualified" by the City. The meeting showed that there continued to be residents who were opposed to such devices. The Board decided to pursue other traffic calming options with the City of Austin and the decision resulted in the installation of Solar Speed Display Signs in May. The city has furnished the Board data readings when asked. The Board also had a meeting at the club for all interested residents pertaining to speed calming cushions on June 19. The Board mailed out a survey asking for a YES/NO answer regarding the installation of Asphalt Speed Cushions to all of the residents who would be most impacted by the speed cushions. The survey results were given at the November board meeting – YES – 80 (57%) & NO – 60 (43%). At the same meeting it was learned that the City of Austin was in the process of revamping its qualifications for being eligible for the speed calming cushions and was no longer accepting any new qualifiers. Thus, River Plantation was no longer eligible for any calming devices. Currently, the City of Austin has not resumed the speed calming devices program nor does the City have any solar speed display signs available for permanent installation.

In the Spring of 2018, the streets (except cul de sacs and Onion Creek Parkway) were resurfaced using "Seal Coating." There have been numerous problems and complaints about the amount of loose gravel remaining after the resurfacing. The problem was brought to the attention of the Paving Operations engineer with the City of Austin who drove through the neighborhood to observe the problems. According to this engineer the wrong size aggregate was used in the Seal Coating mixture. A decision was made to send a truck to sweep up the gravel for 3 -4 months. If the loose gravel problems still exist after that time, then the City will spread "Fog Seal" coating..

In August of 2018 the Wayside School on Bradshaw Road began its school year. Because Bradshaw is a narrow two-lane road with no shoulders, there were concerns with traffic backing up and more traffic trying to cut through our neighborhood. OCHOA thanks Officer Gamboa and his team for being at the school area at the start and end of each school day for the first two weeks so that there were no problems. Also, Wayside School sent a notice home to students' parents that there were three different areas in Austin where parents could drop off and pick-up their students to ride a bus to school.

Landscape/Parks – Stuart Osantowski

Stuart Osantowski was absent. He provided a written report for the minutes.

Landscape/Parks Chair, Stuart Osantowski reported on completed 2018 projects and upcoming 2019 projects. In 2018, our continued mission to keep the common areas of the neighborhood looking beautiful, maintaining

our irrigation infrastructure, staying within our watering restrictions, remaining proactive on decreasing our liability thus making Onion Creek neighborhood a safe and beautiful place to live.

Sullivan Park

Additional repairs to the basketball goals were done to adjust the height back to regulation ten foot height and new chain nets were installed

One of the individual swings was repaired/replaced with a new one

Wasp nests were removed from the playscape

Onion Creek neighborhood maintenance projects

Burned out lights in the entry sign have been replaced.

Bushes along Pinehurst between Onion Creek Parkway and Pebble Beach were trimmed to ensure they were not encroaching on the street.

A few of the dying trees near The Pointe were reviewed by the City Arborist who determined the problem was not Oak Wilt

There is concern with the maintenance of vacant city-owned lots and overall results of the street overlay that was done in our neighborhood. Mike Rodriguez agreed to speak to Austin Council Member Ann Kitchen regarding the paving, but he believes a letter to the City Manager would be most effective.

The drainage ditch at Bradshaw Rd and River Plantation Dr two hundred feet North of the intersection and all the way to the curve on the south end was cleared for beautification and safety for drivers traversing the intersection and will be maintained moving forward.

Fifteen one-gallon viburnum shrubs were installed to replace the wax myrtles at the Bradshaw Entry (Westside). These plants will grow in together to form a solid row of shrubs.

Irrigation Systems

Continued repairs for our various irrigation systems throughout the neighborhood are on-going.

Ballybunion Park

The gazebo was refurbished along with the picnic tables & the putting green was repainted in Ballybunion Park

Legends Way landscaping

Legends Way common areas mowing & landscaping maintenance are now handled by Onion Creek Homeowners Association

Government Affairs - Ken Jacob

Ken was absent. Kathy Pillmore presented his report.

1. Buyouts: Thus far, in addition to the original 10 homes funded by City Council following the 2015 flood, \$25 million was approved to purchase approximately 50 more homes for Phase I. Letters were sent out, appraisals conducted and offers made. To date, 9 of the original 10 offers were accepted and the homes purchased by the COA. The 10th declined.

Up to 50 of the homes in Phase I have received offers; 32 have accepted; 26 of which have closed and 6 pending. Twenty have been demolished to-date.

Phase II contains 78 homes, but funding for these buyouts has not been approved yet by City Council.

Funding could come from the \$112 million approved in the 2018 Bond package for Drainage/Storm water projects.

One outstanding issues includes ongoing lot maintenance by the City.

2. Atlas 14: Watershed Protection Department proposal is that the COA adopt new restrictions to redefine the 100-year floodplain utilizing what has previously been 500-year restrictions.

- Existing structures would not be immediately affected unless improvements to the property, such as remodeling, are planned, in which case 500-year floodplain restrictions (freeboard, safe access, etc.) would be applied.
- New or remodeled structures would fall under the new rules for the 500-year floodplain.
- For now, there would be no impact on insurance rates for current homeowners for at least three years.
- Atlas 14 is part of a national study, but has not yet been adopted by the Texas Water Development Board.
- The recommendation is that the new rules would not be applicable to the Lake Austin, Ladybird Lake or Colorado River in Austin.

The plan is scheduled to be presented to City Council around the end of January.

Q & A From Members

Mike fielded questions on a variety of topics.

General Information

Mike noted that the HOA will host two garage sales in 2019. The spring garage sale is scheduled for April 28, and the fall garage sale, for September 22.

The meeting was adjourned at 11:16 a.m. by President Mike Rodriguez.

Recording Secretary: Susan Dunning
Approved January 26, 2019



Kathy Lahaye, Secretary