

ONION CREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
March 19, 2020 DRAFT

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held on March 19, 2020 at the Onion Creek Country Club and called to order by President Kathy Pillmore at 4:06 p.m.

Board members attending: Beth Cubriel, Carolyn Dyer, John McNabb and Kathy Pillmore, Jerry Patterson, Wendall Braniff. By Phone: Jennifer Beaulieu, George Gerken, Darcy Hansen, Kathy Lahaye, Stuart Osantowski

Board members who were absent: Scott Hutchinson
Also attending were: Susan Dunning and Annette Waller (HOA office staff).

II. **Guests:** Dick Perrone (reporting for Landscape/Parks), Jimmy Chandler

III. Carolyn Dyer moved to approve the February 15, 2020 board meeting minutes; Wendy Braniff seconded; the vote was unanimous.

IV. Treasurer

Treasurer Kathy Lahaye reported the YTD revenue for February was \$184,058 which is \$4,527 under budget. The total YTD operating expenses for February were \$64,173 which is \$4,219 under budget. The net revenue over expense YTD was \$119,886.

Cash balances at 2/29/20: Operating - \$435,451.83 Reserves - \$156,453.54 CD - \$102,652.20
Kathy relayed her interest in moving some operating money into a higher-interest bearing CD, leaving at least \$120,000 in the operating account for a three month buffer. Kathy Pillmore requested Kathy Lahaye consult with Terri Giles.

Delinquent Accounts

Since the last board meeting, the office has received 3 payments in full on delinquent accounts for a total of \$2713.67. Our current outstanding delinquent accounts total \$28,958.33.

The office has received payments on 12 home sales. There are 15 pending sales.
Buyouts: There have been 2 buyouts completed, with 9 pending. There have been zero demolished.

V. Committee Reports

A. Security

Scott Hutchinson's report stated security had 108 interactions with residents in February 2020, 54 of which were garage doors and 21 suspicious persons/vehicles. Kathy Pillmore requested Jennifer check on the backdate pay increase for Smith, to January 1, 2020. Kathy described the postcards she produced for handout to residents by security personnel/board members which list services provided on our website. The new SilverTrac Daily Activity Report by Smith personnel, is up and running and is an improvement over the printed, hand-written version.

B. Architectural Committee

John McNabb reported his committee is working to catch up on requests and complaints, and trying to streamline their communications and tracking capabilities. Complaints are the bigger problem. The committee is meeting weekly, and working to incorporate the HOA fining policy tracking. More importantly, right now the need is to figure out how to handle their responsibilities as remotely as possible. There was discussion on how to deal with Estate Sale requests while socially distancing, and it was decided to allow online estate sales at a reduced fee of \$25. John McNabb made a motion to cancel the April 25 garage sale due to the national virus threat, seconded by Carolyn, and all approved.

C. Governmental Affairs

Jerry Patterson, chair of Governmental Affairs Committee reported that he sent a letter to COA/Watershed with suggestions regarding the discouragement of OC buyout residents due to the current WPD buyout/relocation policy. His letter restated the motives of the current policy while disagreeing with these motives, including the buyout/relocation policy which does not allow buyout residents to buy in the FEMA 100-year flood plain or regulatory floodplain, and negatively impacting property tax values. A new policy may be released in a week to 10 days. Carolyn asked for an update next month on the Hays County possible grant to study the Onion Creek watershed. There was discussion on Jerry's idea to purchase a used police car - Kathy Pillmore asked Jerry to look into this further.

Suggested conditions in the letter were:

-an executed contractual agreement between the recipient of buyout/relocation funds and the COA that the recipient agrees to forgo any future buyout/relocation funds for that property, suggested only for properties in the FEMA 100-year floodplain

-an executed contractual agreement between the recipient of buyout/relocation funds and the COA that the recipient will maintain flood insurance on the property, even if not required to do so by their lender or mortgage company, and that failure to do so will preclude the receipt of buyout/relocation funds in the future.

D. Traffic Control

Carolyn Dyer, Traffic Control Chair reported on her efforts March 10 calling 311 to find someone to question the City of Austin's plans and timeline for the widening of their section of Bradshaw Road and where it will connect with Pleasant Valley Road. She received a reply from Stephen Barkley reporting her request will be assigned to an engineering tech who will contact her within 10 business days. It has only been 4 business days as of 3/16.

Last week Peter Babrow with the Neighborhood Partnering Program emailed Carolyn the following information along with the forms that had to be used for the sidewalk extension on La Costa and Legends Lane:

"As part of the NPP process, we ask that applicants receive at least 60% approval from impacted stakeholders – or the households that are most directly affected by the project/that are situated in the project area. I've attached a copy of the signature radius for your project, including all addresses we ask you to check with (it's about 14 houses in total)."

Carolyn received the names for the addresses from the HOA office- her dilemma, with the COVID – 19 situation is it is not feasible to go door-to-door. Carolyn sent an email to Peter asking if an email response is sufficient. She reminded the board there is \$10,000 in the budget for this extension.

E. Development/ Infrastructure

Wendy Braniff reported on continuing to work with Debbie Staub on various development projects near our neighborhood.

F. Crisis Management and Neighborhood Watch

Beth Cubriel, Neighborhood Watch Chair reported she had contacted the club for National Night Out, and will confirm the date.

Regarding COVID-19, Beth plans to use the neighborhood watch team to help vulnerable neighbors, depending on logistics. Some initial thoughts: establish a phone number for neighbors in need to call should they need assistance with a grocery or pet store run (for example). Could be advertised through email, flyers, Nextdoor, social media, word of mouth. Should also advertise the City of Austin webpage and 3-1-1 for most current COVID-19 information and city services. Beth suggested a flyer and Kathy Pillmore suggested a direct mail postcard sent from the PO using our rooftop mailing list, utilizing block captains for assistance.

G. Landscape/Parks

Stuart Osantowski reported power washing of the Bradshaw and Interlachen rock sign structures are complete. The shrubs, etc. at Interlachen have been trimmed significantly to allow work to be performed on the steel fence. The fence is 36" high and 95ft. long on the north and 76ft. on the south side of Interlachen. Repairs include the following: re-pointing the rock columns, removing the fence sections and raising the height by 2" and cutting 2" off the bottom. Once re-attached with new anchors the fence is sanded and painted. The whole structure was built in 1994 by LIC for the Interlachen entrance. The sprinkler systems on both sides of the street entrance is owned and maintained by OCHOA.

Irrigation on Onion Creek Parkway adjoining the area on the North side and the entrance to the Courtyard condos has added 14 heads to complete an area that was absent of irrigation. This completes the up-grades on the Parkway from IH35 service road to Pebble Beach. All irrigation in this area has city of Austin electric power and club water.

Next week the playscape structures, swing set, benches and other concrete surfaces will be power washed in Sullivan Park. The wood on the three picnic tables will be replaced and painted. The bridge work will be in early April.

Dick Perrone reported that The Legends Way park paper work hopefully will be completed by the end of March and planning on the first phase is under way by the citizens from the neighborhood. A wish list should be presented to the Board at the April meeting. It was suggested that Stuart consider a name for the park. Dick described the fence that will be installed along the side of the one neighbor closest to the park. He will need a letter from the board president to the city for the application to secure this easement lot to our control for the park.

H. Communications

Kathy Pillmore, Chair, reported that the March-April newsletter has been received. One major correction under the delinquencies...one too many 3s! \$334,988....\$34,988!

Deadline for submission to the **May-June** newsletter is April 1 (no fooling). It will be in homes on or before May 1.

Editorial to include: updated list of board and committee members so if you add anymore between now and April 1, please let me know.

- Articles on increased attention to CC&Rs and to delinquent dues. Thank you to Carolyn for submitting an article in the March-April issue.

J. Legal

Darcy Hansen will give an update on the delinquent status and policy at next month's board meeting.

VI. Old Business:

Kathy Pillmore gave an update on the AFD training on city buyout houses, now delayed by the Corona Virus outbreak.

General discussion on the idea of an HOA hardship fund for neighbors in financial need.

VII. New Business:

The meeting was adjourned at 5:50 p.m. by President Kathy Pillmore.

Recording: Annette Waller

Approved ___2020

Kathy Lahaye, Secretary