

ONION CREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
January 17, 2019

I. The regular monthly meeting of the Onion Creek Homes Association meeting was held on January 17, 2019 at the Onion Creek Country Club and called to order by President Mike Rodriguez at 4:00 p.m.

Board members attending were: Pam Beattie, Wendall Braniff, Carolyn Dyer, Rose Mary Gómez-Meade, Ken Jacob, Kathy Lahaye, Stuart Osantowski, Cecily Raiborn, and Mike Rodriguez

Board members who were absent: Robb Edgecomb, Martie Owan, Tom Thies
Also attending were: Susan Dunning and Annette Waller (HOA office staff).

II. **Guests:** Julia Duffy, Jerry Patterson, Rose Marie Sauer, Francisco Cardenas

III. Rose Mary moved to approve the December 20, 2018 board meeting minutes; Carolyn seconded; the vote was unanimous.

IV. Treasurer

Treasurer Kathy Lahaye reported that 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.

Delinquent Accounts

Susan Dunning, Office Manager reported that since the last board meeting, the office has received 6 payments in full for delinquent accounts.

In 2018, the HOA received notification of 196 home sales, 96 of which were new homes in Legends Way.

V. Committee Reports

A. Security

Security Committee Chair, Tom Thies was absent. His written report reflected six crimes in Onion Creek in December versus 127 in the surrounding area.

Ken moved that authorize raises for security officers (\$.50 per hour for day shifts and \$.75 per hour for overnight shifts). Wendy seconded. The vote was unanimous.

B. Architectural Committee

Chair of the Architectural Committee Cecily Raiborn reported that a variety of modification requests were received during 2018. Examples include roof shingle replacements, solar panel installations, free library installations, and fence constructions. 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 (Original, Legends Place, and Legends Way) 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 sanitarily 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!

She also presented a draft board resolution regarding welded wire fencing for review and action at the February meeting.

C. Governmental Affairs

Ken Jacob, chair of Governmental Affairs Committee reported on buyouts in OC. 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. Phase II contains an additional 78 homes, but none of these have been funded yet by City Council. Funding could come from the \$112 million approved in the 2018 bond package for Drainage/Storm water projects. Outstanding issues include ongoing lot maintenance by the City.

He also reviewed Atlas 14, the Watershed Protection Department proposal that the COA adopt new boundaries of 100-year floodplain utilizing what has previously been 500-year restrictions. He noted:

- 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.
- 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 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.

D. Communications

Robb Edgecomb, Communications Chair was absent. No report.

E. Development/ Infrastructure

Wendy Braniff reported on various developments in the area.

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.

2 acre tract at entrance to subdivision on Onion Creek Pkwy at I 35 NB access road. 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.

F. Crisis Management Team

Crisis Management Team Chair, Pam Beattie reported that the Crisis Management Plan (CMP) is now completed and ready for adoption by the Board.

Cecily moved to adopt the Crisis Management Plan ; Rose Mary seconded. The affirmative vote was unanimous.

Wendy moved to post CMP on the OC HOA website. Ken seconded The affirmative vote was unanimous.

G. Neighborhood Watch

Martie Owan, Neighborhood Watch Chair was absent. Her written report summarized the presentations and meetings held by Neighborhood Watch during 2018 and the areas covered by volunteers.

H. Traffic Control

Carolyn Dyer, Traffic Control Chair reported that One request from a resident on La Costa Dr. was made regarding speeding. A temporary Radar/Speed trailer on La Costa Drive was positioned on La Costa.

Another OC resident requested a Solar Speed Display Sign and APD patrols on Pinehurst just North of Onion Creek Parkway.

We have been informed by the COA Transportation Engineering Division that they have no additional permanent Solar Speed Display Signs available.

Regarding speed calming devices, the Transportation Department reports that they have not yet been able to resume the program so they do not have updates at this time

An upcoming traffic report is due in February on the south portion of Pinehurst.

I. Landscape/Parks

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 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 Point 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 Kitchens regarding the paving, but he believes a letter to the City Manager would be most effective. I noted the HOA needs to hold the City responsible for the maintenance of the lots and the streets.

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

2019 Projects

Sign a two-year with option for three-year contract with Element Lawn Group for Landscape Maintenance. Note: This also includes Legends Way

Install Irrigation System in Sullivan Park

Have an electric meter and full breaker box professionally installed to City code near wrought iron fence on the north side of Onion Creek Parkway near gated homes (to finally finish the irrigation project to get Onion Creek Pkwy on permanent power)

Install trees at Legends along Bradshaw Rd outside fence line between the road and the common area fencing.

Landscaping other – Mother Nature incidents and unforeseen action items (i.e. removal of branches as a result of bad storms, replacing broken sprinkler heads/lines, repairs to park equipment).

Common area irrigation information

Onion Creek Parkway, Pinehurst and Bradshaw entrances are watered with effluent grey water. Other common area locations in the neighborhood are watered with City of Austin water for which we follow City of Austin watering guidelines for Commercial watering.

J. Insurance

There was no report from Insurance Committee Member, Tom Braniff...

VI. Old Business:

Mike had no status update on OC road resurfacing nor on COA request for River Plantation speed cushions beyond what was reported by Carolyn.

Mike reported that Pebble Beach Pond went very low, exposing the bottom in places recently, reportedly anticipating more rain.

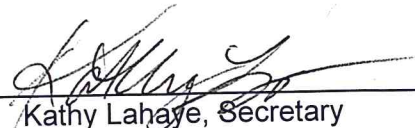
VII. New Business:

Mike requested that everyone keep their reports brief at General Membership Meeting. The Club will be asked to reserve some parking for our members, since there is again a golf tournament on January 26.

The meeting was adjourned at 5:48 p.m. by President Mike Rodriguez.

Recording: Susan Dunning

Approved February 16, 2019


Kathy Lahaye, Secretary