

ONION CREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
January 18, 2018

I. The regular monthly meeting of the Onion Creek Homes Association was held on January 18, 2018 at the Onion Creek Country Club and called to order by President Mike Rodriguez at 4:01 p.m.

Board members attending were: Carolyn Dyer, Reg Harman, Ken Jacob, Rosy Moore, Stuart Osantowski, Robb Edgecomb, Wendall Braniff (phone conference), Martie Owan, and Leanne Noskey

Board members who were absent: Jerry Patterson and Tom Thies

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

II. **Guests:** Residents - Bill Hall, Ray Combs, Joseph Jay, Jean Tarcz, Lorna Harrison, Kim & Wayne Gayer, Lorrie Stonestreet, Jim Chandler, Bill Hall and Kathy Lahaye; and Club personnel John Ferguson and Ryan Crump.

III. Ken moved to approve the corrected minutes. Carolyn seconded; the vote was unanimous.

IV. Treasurer – Rosy Moore

The Financial Statements as of fiscal year end, December 31, 2017 (Rounded to the nearest hundred dollars)

Income Statement - the income for the fiscal year was \$456,500; expenses were \$390,900. Revenue over expenses was \$65,600.

Balance Sheet - The total Cash in Banks was \$444,200 which includes the Reserves for Capital Improvements \$150,000 and for Operations \$39,605.

CDs at BB&T Bank and Regions Bank - Rosy reinvested the CD principal and interest in the CDARS program at BB&T on January 4 for a 26-week CD. She met with a Regions Bank representative, and they do not have a CDARS program, but they have something similar to it. Their CD interest rates are a little higher than the CD interest rates at BB&T.

Reserve Study by Third-Party HOA Professionals -The revisions of the Reserve Study were completed January 4 by the Reserve Specialist, Elon Goldman, after the committee reviewed the report with Elon during a conference call on December 22. The recommendations are to replace 6 benches and 7 picnic tables in 2018 in the parks, and to continue to contribute to the Reserve Accounts monthly to cover for annual expenses out of the Reserves, and for the deterioration of the items that are in the funded component list.

Approved 2018 OCHOA Budget for Operations and Capital Improvements - Rosy updated the 12/31/17 actual expenses. The requested revisions were made:

- a) Increased the flyer insert ad income from the Newsletter.
- b) Security services budget of \$180,000 plus 3% increase.
- c) Separated the line items that will be paid out of the Reserve Account.

Proposed Amendment to the Approved 2018 OCHOA Budget for Capital Improvements - The amendment to the Approved 2018 Budget is for the addition of the replacement of six benches and seven picnic tables for the parks in an amount not to exceed \$13,000 in the Park Improvements line item to be paid out of the Reserve Account for Capital Improvements.

Delinquent Accounts - Susan Dunning

From last month's meeting until January 17, we have had 6 delinquent accounts paid in full.

Since the last board meeting, we have received payments for 24 home sales, 20 of which was for a new home. There are 23 pending sales, 10 of which are new homes.

V. Committee Reports

A. **Security - Tom Thies**

There were 7 incidences reported by APD for December 2017 in Onion Creek, compared to 86 in the surrounding area. Security guards logged 158 interactions with homeowners in December. The largest number continues to be open garage doors.

B. **Architectural Committee - Reg Harman**

So far in January, there have been 9 requests for architectural changes, all of which have been approved. There has been one estate sale. There have been 4 new violations reported, 2 of which are being worked and one was unfounded. The committee is working on a draft resolution for the board to adopt related to Short Term Rentals.

C. **Communications – Robb Edgecomb**

There were 1,313 hits to homepage, 2,464 hits to other pages. Top pages were: member home page, resource center, office contacts, directory search, and management office. There are 711 active accounts (21 new), 1,415 not active. The January-February newsletter was mailed the first week of January.

D. **Development/ Infrastructure - Wendall Braniff**

No report

E. **Crisis Management Team - Leanne Noskey**

Leanne is working on some handy-reference materials for use by residents in case of a disaster. She is exploring educational workshops that the City of Austin provides and will work with other committees to schedule one or more in 2018.

F. **Neighborhood Watch - Martie Owan**

The main Event for Neighborhood Watch—NATIONAL NIGHT OUT- has been set of Tuesday, October 2, 2018. Plans and reservations are already being made.

An additional way to serve as part of Neighborhood watch has been set-up and volunteers will be requested to serve as Dog Walker Watchers. A request will be made at the annual meeting to complete filling the positions that are yet vacant.

G. **Traffic Control - Carolyn Dyer**

Contacted TX DOT and was told that curb delineators have been approved for this area as well as other nearby intersections.

Plans for Bradshaw Road continue to be a focus of emphasis for the board, with the County and the City. TxDOT may also play a role in a portion of the improvements. Mike provided a letter to CAMPO requesting that they provide funding for the city portion of this road improvement. Kathy Pillmore provided photos and graphs to be included. As of now, the City of Austin does not have plans or funds to do capacity improvements.

The Citizen Bond Advisory Task Force is a separate entity from the Transportation Department, ultimately tasked with making a recommendation to the Austin City Council about whether or not to call a 2018 Bond, and if so, what projects/programs should be on it.

H. **Landscape/Parks – Stuart Osantowski**

We finally have a company that is willing to install conduit and piping so electricity can be used to power the sprinkler system along Onion Creek Parkway.

I. **Insurance – Funderburk & Braniff**

No report

J. **Governmental Affairs I - Ken Jacob**

On January 10, Onion Creek residents and board members met with Halff engineering to discuss what other flood mitigation efforts they might recommend beyond the buyouts already

proposed by the Watershed Department. Also in attendance were CM Ann Kitchen, City Council, Ken Craig, CM Kitchen's Staff, Louisa Brinsmade, District 7 CM Pool's Staff, as well as Kevin Shunk and Pam Kearfott from Watershed.

Halff confirmed that they had been involved throughout the process and are in full agreement with the results. Halff also determined that it would take too long and the cost too high to pursue the quarry solution. It appeared they hadn't considered possible combination solutions if we confirmed the buyout of 50 homes. They stated that their remit from WPD for the final phase of research was to focus only on I-35 to Slaughter. They also appeared to focus only on single options... buyouts, floodwalls... with little attention to combining them. When we questioned the realistic expectation of being able to complete the buyouts in less than 2 years, Moya (from Halff) acknowledged that their timetable would not be accurate unless funding were available up front.

When asked about their thoughts on the potential benefits from using runoff through Centex to recharge the Edwards Aquifer, Cindy responded that it actually would reduce the benefits as it would slow the flow by actually creating a retention pond flowing from Centex to the Aquifer. They also failed to note that Bornheim is a major recharge feature for the Edwards Aquifer. (Bob Larsen, a Board member at BSEACD, has countered that it would not impede flow from Centex into the Aquifer and emphasized the fact about the Bornheim's recharge capability)

CM Kitchen directed them to look at combinations. She was strong on exploring alternatives and not worrying, for now, as to from where the funding would come. Halff had been focused (at WPD direction) to view the need for federal dollars as imperative and to not look at solutions that would not qualify for FEMA support.

Kathy raised the question about the ILA and, that this is a Regional issue and it appears that, even though Halff has participated in all four studies of Onion Creek, they haven't been involved regionally and there was very little discussion on this possibility or the possible funding it might provide. It did not appear that WPD is in contact with Travis or Hays Counties on this.

We spoke briefly about the Dominion Group suggestion that they might make the front nine available as part of the solution. This was new to Halff, but they indicated that they had considered using the course.

Some discussion on clearing around the River Plantation Bridge and the berm just downstream took place, but Halff felt the impact at the bridge wouldn't be great enough and that clearing the area downstream could worsen the flooding problems for the Wild Dunes area. There was very limited discussion about what might happen if a number of homeowners declined to accept buyout offers and they had little to offer concerning possible impact on home values.

Mike made it clear that we represent all of the homeowners in Onion Creek, not just those who may receive buyout offers. He added the preliminary results of our earlier online study:

The meeting concluded with Halff confirming they would look at other options utilizing the initial 50 homes as a buyout and placing less emphasis on projected cost or timing.

CM Kitchen reaffirmed the need to move quickly to gain Council support for the funds for the initial 50 homes and to make contact with Judge Eckhardt re working with the ILA and Travis County.

Mike, John and Ken have already met with staff members for CM Troxclair and CM Poole. We intend to identify and contact other Council Members to solicit their support.

K. Governmental Affairs II - Jerry Patterson
No report

VI. Old Business:

OCC - Club update on pond, brush removal - John Ferguson and Ryan Crump reported that they have begun cleaning out the cattails during the cold weather. They have been waiting on their supplier to install equipment that will regulate the pond level. That should be installed in the next week. Three aerators have been installed. When the weather gets warmer, they will be applying chemicals to control the algae that will not harm the fish or birds. Regarding the brush pile, the club's upper management is in the process of reviewing bids. Kathy Pillmore informed them that the COA may be willing to help with mulching and will connect the parties to discuss further.

Ballybunion Park - no report

Guidelines for Annual Meeting Reports - Mike reiterated that reports should be no longer than 3 minutes. A reminder that officer elections follow immediately after adjournment of the general meeting.

VII. New Business:

COA - FM 1626 Road Improvements - guests postponed.

Resident Input - Tulsa Flood Mitigation efforts - Bill Hall circulated photos and reports from the Tulsa Watershed Department showing what they were able to accomplish in areas flooded numerous times in that city.

The meeting was adjourned at 6:20 p.m. by President Mike Rodriguez.

Recording Secretary: Susan Dunning