

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

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held on October 17, 2019 at the Onion Creek Country Club and called to order by President Mike Rodriguez at 4:02 p.m.

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

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

II. **Guests:** Robert Wall, Arthur Fogg, Lorrie Stonestreet, Ken Jacob, Tina Kien, Art Boutin, Jennifer Beaulieu, George Gergken.

III. Wendy moved to approve the September 19, 2019 board meeting minutes; Jerry seconded; the vote was unanimous.

IV. Treasurer

Treasurer Kathy Lahaye reported the total YTD revenue for September was \$451,903 which is \$26,269 less than budgeted. The total YTD operating expenses for September were \$316,889, which is \$59,205 under budget. The net revenue over expense YTD was \$135,014. Cash balances at 09/30/19: Operating - \$399,460.51; Reserves - \$149,271.83; CD - \$102,652.20

Delinquent Accounts & Home Sales

Susan Dunning, Office Manager reported that since the last board meeting, the office has received 9 payments in full on delinquent accounts for a total of \$3,518. Our current outstanding delinquent accounts total \$38,191. The office has received payments on 10 home sales. There are 16 pending sales.

V. Committee Reports

A. Security

Security Committee Chair, Scott Hutchinson was absent. No report.

B. Governmental Affairs

Jerry Patterson, chair of Governmental Affairs Committee requested specific information to give to the OCHOA attorney for the petition to seek a TRO/injunction to stop the planned November approval by City Council of the interim Atlas 14 100-year flood plain.

He further reported that he and Ken Jacob attended a meeting organized by Rep. Vicki Goodwin about flooding issues. The meeting was attended by officials from Travis County, Hays County, City of Austin and Watershed Department. Key discussion centered around the impact on home values that would be realized by adding homes to the 100-year flood plain that had never flooded. Travis County Judge Eckhart, Hays County Judge Becerra and Austin Mayor Adler agreed to meet again soon about the Inter-local Agreement to address flooding.

C. Communications

Kathy Pillmore, Communications Chair reported that the November-December newsletter is at the printer and should be in homes on or before November 1. The January-February issue will include proxy form, bios of candidates for board positions, announcement and agenda for HOA general membership meeting. Facebook postings are being made and there are plans to set up a Twitter and Instagram account.

D. Architectural Committee

Mike Rodriguez reported on several ongoing issues. All requests have been addressed to-date.

E. Neighborhood Watch

Martie Owan, Neighborhood Watch Chair was absent. No report.

F. Traffic Control

Carolyn Dyer, Traffic Control Chair reported that she made inquiries to the South Austin Transportation Engineer about two main suggestions made by residents at the September 19 meeting: installation of speed cushions and reduction of speed limit. She learned that citizens will be allowed to request a speed study on a particular roadway. How these requests are incorporated into the new Speed Management Program is still to be determined. He also told her that under the new Speed Management Program, speed humps will not be installed merely by citizen request or petition. The roads selected for speed mitigation under the Speed Management Program will be based on specific criteria and collected data (including actual speeds, traffic volumes, crash history, and similar items.) Those streets with the worst speeding problems will be addressed first. The evaluation and selection of streets will occur on a regular basis, most likely yearly or every six months. He further reported that there is now a state law that prohibits municipalities from lowering speeds below the state-regulated prima facie speed (30 MPH) without additional, on-going reporting requirements placed on cities and their police departments. When the law took effect, Austin Police Department stated that they would not be collecting and reporting the necessary data on streets with speed limits below 30 MPH; therefore, ATD is no longer able to lower the speeds on residential streets to 20 or 25 MPH because the city would be out of compliance with state law. Based on her inquiries, Carolyn would advise that residents to call 311 and make a request for a speed volume study – the more people who call the better.

G. Development/ Infrastructure

Wendy Braniff reported that of the 50+ notifications received in the last month, none directly affects Onion Creek. She added that notice was received today from TX DOT of an Open House at 5:30 today regarding the Mobility35 Capital Express South project that proposes to add two non-tolled managed lanes in each direction along I-35 from SH 71 to SH 45. A virtual Open House at www.mobility35openhouse.com will feature all material presented at the Open House and online visitor may provide comments through Nov. 7

H. Landscape/Parks

Landscape/Parks Chair, Stuart Osantowski reported that shrubs were replaced at the entrance of River Plantation Dr. and Bradshaw Rd. due to a water irrigation problem. A Legends Way Park Committee will be formed to discuss the new park layout and to work with a Phase 1 plan, estimated to cost \$50,000. The 2019 budget allocation of \$50,000 for Sullivan park will move to 2020 to replace park benches, build new bridges and possibly a new playscape and multiple-use court.

The Carol Scott memorial monument was installed in Ballybunion Park. A dedication will take place on October 31.

I. Nominating Committee - Jerry Patterson

Nominating Committee Chair, Jerry Patterson reported that he had recruited 5 candidates to-date. There are 6 vacancies, so one additional candidate will be recruited by the November deadline.

VI. Old Business:

Buyouts: The office has received paperwork on 6 buyouts that have closed since the last meeting. There are 4 pending sales, for a total of 67 homes. To-date 55 have been demolished.

Proposed park in Legends Way: see landscape report above>

OCC Pond Status: No new update

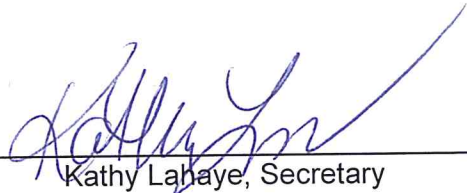
Sidewalk on Pinehurst: Carolyn moved to allocate \$10,500 in the 2020 budget to match funds for the completion of the Pinehurst sidewalk between Legends Lane and La Costa Dr. Kathy Pillmore seconded. The motion passed with a vote of 6 in favor to 1 opposed.

VII. New Business:
None

The meeting was adjourned at 5:33 p.m. by President Mike Rodriguez.

Recording: Susan Dunning

Approved November 23, 2019



Kathy Lahaye, Secretary