

ONION CREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
September 20, 2018

I. The regular monthly meeting of the Onion Creek Homes Association meeting was held on September 20, 2018 at the Onion Creek Country Club and called to order by Vice President Ken Jacob at 4:01 p.m.

Board members attending were: Wendall Braniff, Robb Edgecomb, Rose Mary Gómez-Meade, Ken Jacob, Kathy Lahaye, Martie Owan, and Tom Thies

Board members who were absent: Carolyn Dyer, Reg Harman, Stuart Osantowski, Mike Rodriguez
Also attending were: Susan Dunning and Annette Waller (HOA office staff).

II. Guests: Pam Beattie, Lorrie Stonestreet, Rosy Moore, Dee & David Lopez, Ray Combs, Dennis Ross

III. Wendy Braniff moved to approve the August 16, 2018 board meeting minutes; Martie Owan seconded; the motion carried; the vote was unanimous.

IV. Treasurer

Treasurer Kathy Lahaye reported that the total YTD revenue through August was \$446,204 which is \$21,636 more than budgeted. The total YTD operating expenses for August were \$280,104, which is \$75,687 under budget. The net revenue over expense YTD was \$166,100. Cash balances at 7/31/18: Operating - \$377,351; Reserves - \$130,606; CD - \$100,841

Delinquent Accounts

Susan Dunning, Office Manager reported that since our last meeting, the office has have received 6 partial payments and 23 full payments on delinquents totaling \$8,688. There are now 28 remaining on the one-year delinquent list, totaling \$8,127. The most delinquent list is down from 23 to 16 homeowners whose more-than-two-year delinquent accounts now total \$15,491.

Since the last board meeting, the office has received payments for 18 home sales, 7 of which was for a new home and 3 buyouts. There are 23 pending sales, 10 of which are new homes and 1 of which is a buyout.

V. Committee Reports

A. Security

Security Committee Chair, Tom Thies reported that there were 10 property-related incidents in Onion Creek in August, compared to 126 in the area surrounding Onion Creek. Security logged 203 contacts with residents on a variety of issues. In August, security officers logged a record number of open garage doors.

B. Architectural Committee

Reg Harman, Chair of the Architectural Committee was absent, so there was no report.

C. Governmental Affairs I

Vice President, Ken Jacob reported on several upcoming meetings: COA open house regarding plans for FM 1626 - September 27; National Nite Out - October 2; SANA city candidate forum - October 9; and COA Watershed public meeting about buyouts and flood safety - October 13.

D. Communications

Robb Edgecomb, Communications Chair moved that the board approve expenditure of \$3,800 to AustinWeb Design to redesign website. Wendy seconded. The motion carried, the vote was unanimous.

The deadline for submission to the November-December newsletter is September 30.

E. Development/ Infrastructure

Wendy Braniff reported on various developments in the area...

Legends Way has reached 75 percent of lots improved and homes sold. Ownership of common areas will be transferred to OCHOA. The HOA will be responsible for maintenance for these common elements.

Oaks at Slaughter: H-E-B owns the 19 acre tract at the southwest corner of Slaughter at S. Congress. On August 28, the HOA received a Notice of Application for a Preliminary Subdivision for 11 lots for Commercial-Retail purposes.

Pilot Knob PUD: the HOA received a copy of an August 29 Application to add 7 tracts totaling 169 acres to Pilot Knob PUD at Sassman Road at Thaxton Road near FM 1625 and Hwy 183 east of OC.

Menchaca Elementary School: we received a copy of an August 29 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. Travis County Transportation and Natural Resources Division is reviewing this application to ensure it is in compliance with all applicable regulations. Travis County does not enforce deed restrictions and does not have authority to regulate land use. In the event the applicant meets all applicable code requirements, the development permit will be administratively approved.

Greyrock Senior Living: the HOA received a copy of a Sept 14 Application for Administrative Approval of a Site Plan for 12100 Archeleta Blvd. (S. of termination of MoPac into I 45). The 24.57 acre tract is proposed for buildings for senior congregate living.

Mansions at Onion Creek: The 45 acre tract is planned for a 435-unit apartment complex. This developer is also planning a development to the north of this tract that will have larger lots and several detention ponds.

F. Crisis Management Team

No report

G. Neighborhood Watch

Martie Owan, Neighborhood Watch Chair reported that plans are finalized for the National Nite Out at the club on October 2, 6:00 pm.

H. Traffic Control

Carolyn Dyer, Traffic Control Chair was absent so there was no report given.

I. Landscape/Parks

Landscape/Parks Chair, Stuart Osantowski was absent so there was no report given.

J. Insurance

No report.

VI. Old Business:

None

VII. New Business:

Vice President Ken Jacob suggested that, to accommodate working homeowners who would like to attend our meeting, the board move their November meeting to Saturday, November 17 at 10:00 am. Members were in agreement, but requested a vote at the October meeting to confirm it.

Ken reported that the Nominating Committee has four members and that they are working on these priorities: Legends Way representative, younger member, leadership on flood issues, and future officers.

Ken noted that the vacancy left on the board due to Leanne Nosky's resignation needed to be filled now. The candidate can run for membership at the HOA General Meeting in January. Wendy moved to elect Pam Beattie to fill current board vacancy until January general membership meeting. Tom seconded. The vote was unanimous.

The meeting was adjourned at 6:01 p.m. by Vice President Ken Jacob.

Recording: Susan Dunning

Approved ^{10/18/} 2018


Kathy Lahaye, Secretary