

ONION CREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
November 17, 2018

I. The regular monthly meeting of the Onion Creek Homes Association meeting was held on November 17, 2018 at the Onion Creek Country Club and called to order by President Mike Rodriguez at 10:00 a.m.

Board members attending were: Pam Beattie, Carolyn Dyer, Robb Edgecomb, Rose Mary Gómez-Meade, Ken Jacob, Kathy Lahaye, Stuart Osantowski, Martie Owan, and Tom Thies

Board members who were absent: Wendall Braniff

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

II. Guests: homeowners John Neel, Cecily Raiborn, Kathy Pillmore, Laurie Stonestreet, Ben Truskoski, Raymond and Ola Young, Bob Caudill, and John McNabb; and from Santa Cruz Catholic Church, Michelle Quintanilla.

III. Ken moved to approve the October 18, 2018 board meeting minutes; Rose Mary seconded; the vote was unanimous.

IV. Treasurer

Treasurer Kathy Lahaye reported that the total YTD revenue for October was \$473,744 which is \$26,799 more than budgeted. The total YTD operating expenses for October were \$341,115, which is \$84,742 under budget. The net revenue over expense YTD was \$132,630. Cash balances on October 13, 2018: Operating - \$344,033; Reserves - \$133,477; CD - \$100,841
Kathy requested 2019 budget input from board members by November 30.

Delinquent Accounts

Susan Dunning, Office Manager reported that since the last meeting, the office has received 2 full payments on delinquents totaling \$598. The total of all remaining delinquent accounts is \$22,031.

Since the last board meeting, the office has received payments for 19 home sales, 8 of which were for new homes and 1 related to a buyout. There are 29 pending sales, 12 of which are new homes and 8 of which are buyouts.

V. Committee Reports

A. Security

Security Committee Chair, Tom Thies reported that there were 16 property-related incidents reported by APD in Onion Creek in October, compared to 197 in the surrounding area. Security officers responded to 170 requests and questions from Onion Creek residents.

Tom moved to award holiday bonuses to security staff. Robb seconded. The positive vote was unanimous.

B. Governmental Affairs I

Vice President, Ken Jacob reported that OCHOA and SANA hosted the first and only State Representative Forum for District 47 candidates Rep. Paul Workman and Vikki Goodwin on October 23. Also, as a first, we partnered with the League of Women Voters to conduct the Forum at Onion Creek Club.

With the help of CM Kitchen's office, the OC government affairs committee had a follow up meeting with Halff on Oct. 26. OC was represented by Randy Zunke, Mike Rodriguez, John McNabb and Ken Jacob. Halff was asked if any other flood mitigation alternatives besides buyouts were seriously considered. Halff said it had considered Pinehurst Floodwall with Wild Dunes Buyouts and with Channel modifications, but those options were discontinued as it was felt that buyouts were more effective from both an implementation time and cost

standpoint. Halff also acknowledged that the committee had not assessed whether, after the buyouts, additional homes would be flooded. Further suggestions were made by OCHOA to consider detention ponds. Halff didn't feel the ponds would be large enough, but agreed additional mitigation alternatives should be considered. More meetings are planned.

Austin Watershed continues to plan to present Atlas 14 to City Council in January, requesting that the Council begin using the existing 500 year rainfall projection as the new 100 year projection. It was discussed that Watershed should be more cautious about projecting future flood maps until there is more data due to the effect it might have (and is already having) on real estate in currently developed areas. Mike plans to write to City Council about Atlas 14, particularly the impact it may have on property values in Onion Creek.

Watershed is now communicating to our neighborhood through NextDoor for input on future maintenance of the properties being bought out. The board will continue to initiate communication with the Watershed Department on this issue.

C. Development/ Infrastructure

Wendy Braniff was absent. Her written report included:

Notice of public hearing on November 6 for Bella Fortuna subdivision on 158.26 ac. with 491 lot and Interport 2 subdivision 229.69 acres (across IH 35 from OC)

Notices of application for administrative approval of site plans for Cascades Condos (just south of OC) and Double Creek Retail (S 1st Street & FM 1626)

Notices of application for rezoning on 8900 S Congress Ave, 12001 S IH35 Service Northbound, and 8534 S. Congress Ave.

Notice of application for preliminary subdivision at 9308 Capitol View Drive on 88.51 acres with 271 lots with PUD. (N. of Old Lockhart to S. of E. Slaughter Lane).

D. Communications

Robb Edgecomb, Communications Chair reported that the November-December newsletters were delivered to homes the first week of November. Deadline for January-February issue is December 5. January newsletter will include bios on new board member candidates, agenda and proxy forms.

Carolyn moved to continue our contract with Cathy Miller. Martie seconded. Motion carried with one abstention.

E. Architectural Committee

Mike Rodriguez reported he has been handling requests for modifications since the last meeting, all of which were approved.

F. Crisis Management Team

Crisis Management Team Chair Pam Beattie reported that the Crisis Management Response Plan was updated and several questions were brought to the Board for decision. The most important was a review by the HOA attorney. Last version will be sent to the board for review with the plan to vote on its adoption in December.

G. Neighborhood Watch

Martie Owan, Neighborhood Watch Chair, reported that she will be providing an updated training to volunteers in January, as well as new training for dog walkers. She has recruited Scott Roloff as a committee member.

H. Traffic Control

Carolyn Dyer, Traffic Control Chair, reported that the City of Austin Transportation Engineering Division reported that as of April 17, 2018 NO new requests for speeding devices are being accepted or evaluated. Request was made by an OC resident in April of 2017 for installation of speed calming devices on River Plantation Dr. and another one on Pinehurst Drive both met all the city requirements at the time. They qualified but were unfunded. At this time the city is

revising the qualification criteria for having speed calming devices installed, with a plan to get them to city council by early 2019.

Thus, the requests which qualified are not "grandfathered in" and a new request would have to be made meeting the new criteria.

In the past the city funded speed calming devices by rankings (1) Those with the highest priority & fully funded by the city were intersections where crashes/accidents occurred; (2) Lower priority with funding paid – ½ by city & ½ by neighborhoods. The cost of installing 4 asphalt speed cushions at a specific location is approximately \$26,000. Thus, the money allocated for such projects was totally used. Some of the new bond money will be allocated for traffic safety but amount is unknown at this time. Also, besides the qualification criteria being changed so that higher requirements will have to be met, there is a plan to use more neighborhood outreach methods so more people in a specific area will have an input.

Data from the solar speed signs indicates that 20 percent of vehicles are speeding.

Surveys were sent to all residents who live on River Plantation Dr. between Pinehurst – Bradshaw and to those residents who live on streets that intersect with River Plantation Dr. The returned surveys were counted with the results being for YES = 80 (57%) and NO = 60 (43%).

Ken moved that the board request the City to send police to issue speeding tickets for a period of up to 120 days. Pam seconded. The vote was unanimous.

An OC resident has asked the committee to consider requesting the city install bike lanes so people can safely walk with strollers.

Kathy Lahaye reported visiting with City crew who came out in response to the letter sent from the board to public works complaining about the paving.

I. Landscape/Parks

Landscape/Parks Chair, Stuart Osantowski had no report.

J. Insurance

No report.

VI. Old Business:

River Plantation speed cushion consideration was tabled based on new information from the City.

Ken presented the follow slate of board members for 2019: Jerry Patterson; Scott Hutchinson, II; Pam Beattie; Cecily Raiborn; and incumbents Carolyn Dyer, Stuart Osantowski, and Robb Edgecomb.

VII. New Business:

Pam moved to elect Cecily Raiborn to the board to fill the vacated position of Architectural Committee Chair. Ken seconded. The vote was unanimous.

The meeting was adjourned at 12:28 p.m. by President Mike Rodriguez.

Recording: Susan Dunning

Approved December 20, 2018


Kathy Lahaye, Secretary