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**ONION CREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
November 23, 2019**

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held on November 23, 2019 at the Onion Creek Country Club and called to order by Vice President Jerry Patterson at 10:02 a.m.

Board members attending were: Wendall Braniff, Carolyn Dyer, Scott Hutchinson, Kathy Lahaye, Jerry Patterson, Stuart Osantowski, Martie Owan, and Kathy Pillmore.

Board members who were absent: Mike Rodriguez

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

II. **Guests:** Homeowners: Jim Knight, Julie Campbell, Ben Campbell, Dick Perrone, Dana & Mary Le Duc, Rosy Moore, Mary Joe Benton, Ola Young, Becky Yon, and Kelly Marshall, athletic director for Onion Creek Club.

III. Carolyn moved to approve the October 17, 2019 board meeting minutes; Scott seconded; the vote was unanimous.

IV. Treasurer

Treasurer Kathy Lahaye reported the total YTD revenue for October was \$463,609 which is \$19,551 less than budgeted. The total YTD operating expenses for October were \$347,641, which is \$58,658 under budget. The net revenue over expense YTD was \$115,968. Cash balances at 10/31/19: Operating - \$376,607; Reserves - \$150,708; CD - \$102,652.

The 2020 budget was previewed. Board approval will be sought in December.

Delinquent Accounts

Susan Dunning, Office Manager reported that since the last board meeting, the office has received 5 payments in full on delinquent accounts for a total of \$2,894. Our current outstanding delinquent accounts total \$37,571. The office has received payments on 15 home sales. There are 8 pending sales.

V. Committee Reports

A. Security

Security Committee Chair, Scott Hutchinson reported that in October the security personnel had 159 interactions with residents. The highest numbers were open garage door notifications (84) and reports of suspicious persons or vehicles (21). He noted that several unlocked cars had been burglarized. A summary of bids received for security service was reviewed.

B. Governmental Affairs

Jerry Patterson, chair of Governmental Affairs Committee reported that at their November 14 meeting, City Council accepted CM Kitchens amendment to substitute data from the Halff Associates flood plain/rainfall study in place of the current FEMA approved 500-year floodplain study as the new Atlas 14 interim flood plain. However, since that time, multiple emails and phone conversations have failed to provide a clear understanding of what that means, or a flood map that would depict the new boundaries. Ken Craig in CM Kitchens office is setting up a meeting with OCHOA, WPD and CM Kitchens to resolve this confusion.

C. Communications

Kathy Pillmore, Communications Chair reported that the next issue of the newsletter (January/February issue) will contain the bios of the candidates running for the board and an insert with the Annual Meeting Agenda and Proxy form.

D. Architectural Committee

Mike was absent, and there was no report.

E. Neighborhood Watch

Marty Owan did not have a report.

F. Traffic Control

Carolyn Dyer, Traffic Control Chair reported that now that the Board approved funding for the completion of the sidewalk along Pinehurst Dr. from La Costa Dr. to Legends Lane, the application for this project will go before the City's Partnership Project Board in 2020. Once the their board approves the project we will be notified.

Inquiries have been made about construction activity along Bradshaw Road beginning from River Plantation Dr. going up the hill towards 1327. Wendy was asked to check with the developer of The Views to determine if this work was in conjunction with the project and the roadway.

G. Development/ Infrastructure

Wendy Braniff reported on Texas Disposal System application for modification of permit #2123 regarding purchase of land to increase from approx. 350 to 14000 acre. Homeowners in Legends Way expressed concern over impact on Onion Creek neighborhood. OCHOA Board members arranged two meetings with owner, who conducted tours, provided maps and advised the disposal of waste capacity will remain the same as the original permit, issues in the late 1980's. TDS purchased the land, and is expanding its boundaries to include an outdoor amphitheater for charity functions, such as Special Olympics, and an exotic and endangered animal preserve and breeding operation to supply zoos and other breeding programs.

H. Landscape/Parks

Landscape/Parks Chair, Stuart Osantowski reported that the light had been replaced in the Onion Creek sign at the Onion Creek Parkway entrance.

I. Nominating Committee

Jerry presented the follow slate of board members for 2020: Jennifer Beaulieu, Art Boutin, Beth Cubriel, George Gerkin, Darcy Hansen, John McNabb, Kathy Pillmore and incumbents Carolyn Dyer and Kathy Lahaye.

Kathy Pillmore moved to adopt the slate as presented. Carolyn seconded. Motion passed.

VI. Old Business:

None

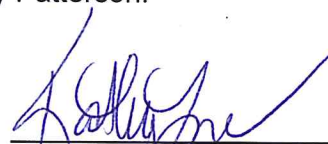
VII. New Business:

Stuart moved to approve \$6,800 to install an overlay on Sullivan Park basketball court for a pickle ball court. Martie seconded. After discussion, and the offer from Kelly Marshall, athletic director of Onion Creek Club to let non-club members play at club's pickle ball courts for \$5, Carolyn moved to table the motion until the December meeting so the HOA could get in writing from the club their offer to charge \$5 to non-members to play pickle ball. Kathy Pillmore seconded. Motion to table Stuart's motion carried.

The meeting was adjourned at 12:33 p.m. by Vice President Jerry Patterson.

Recording: Susan Dunning

Approved December 19, 2019


Kathy Lahaye, Secretary