

**ONION CREEK HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**December 19, 2019**

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held on December 19, 2019 at the Onion Creek Country Club and called to order by President Mike Rodriguez at 4:00 p.m.

Board members attending were: Carolyn Dyer, Scott Hutchinson, Kathy Lahaye, Stuart Osantowski, Kathy Pillmore, and Mike Rodriguez.

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

Board members who were absent: Wendall Braniff, Jerry Patterson, and Martie Owan

II. **Guests:** Homeowners: Jim Knight, Julie & Ben Campbell, Kathryn Foster-Cornelius, Ryland Cornelius, Bill and Carol Fredenburg, Vincent Ferelli, Dick Perrone, Mary Jo Benton.

Presenters and guest: Rebecca Hickey, Arnold Gonzales, Erin Gonzales

III. Kathy Pillmore moved to approve the November 23, 2019 board meeting minutes; Stuart seconded; the vote was unanimous.

**IV. Treasurer**

Treasurer Kathy Lahaye reported that the total YTD revenue for November was \$467,965 which is \$20,784 less than budgeted. The total YTD operating expenses for November were \$383,373, which is \$55,977 under budget. The net revenue over expense YTD was \$84,593. Cash balances at 11/30/19: Operating - \$345,805.11; Reserves - \$152,144.27; CD - \$102,652.20

**Delinquent Accounts, Home Sales & Buyouts**

Susan Dunning, Office Manager reported that since the last board meeting, the office has received 2 payments in full on delinquent accounts for a total of \$911. The current outstanding delinquent accounts total \$36,660. The office has received payments on 5 home sales. There are 8 pending sales. There have been 71 buyouts completed, with 10 pending. There have been 64 demolished.

**V. Committee Reports**

**A. Traffic Control - Carolyn Dyer**

Rebecca Hickey with Rifeline and Arnold Gonzales made a presentation about the South Pleasant Valley Road Extension Project including what the construction entails, timeline and the effects on traffic on Bradshaw Road.

Carolyn reported that the current construction that is occurring besides Bradshaw Road between River Plantation Drive and FM1327 is under the City of Austin supervision and is related to the needed infrastructure (water and sewer lines) for South Pleasant Valley Road project and the development of the Bella Fortuna sub-division to the south of OC neighborhood.

**B. Security**

Security Committee Chair, Scott Hutchinson reported that recently the incidents of open garage doors are down significantly. He noted that there was an aggravated robbery of the Valero store in November.

He further reported that he reviewed 3 bids submitted to Onion Creek HOA for security services. He recommended that we continue our contract with Smith Services. (see action item below) The new contract includes an increase in our hourly rate to our officers in attempt to stay on par with the Austin job market and for recruitment and retention purposes. At the beginning of the new year he will look at working with Smith Services to create a customized digital reporting system in an attempt to eliminate paper reports.

**C. Landscape/Parks**

Landscape/Parks Chair, Stuart Osantowski reported that there are several projects that are not completed.

**D. Architectural Committee**

Mike Rodriguez reported that his attention would be directed at several commercial trucks that have been parked in the neighborhood.

**E. Neighborhood Watch**

Martie Owan was absent. No report.

**F. Governmental Affairs**

Jerry Patterson, chair of Governmental Affairs Committee was absent, but provided a report on a December 6 meeting in which Mike Rodriguez, Jerry Patterson, and Randy Zunke met with CM Kitchen, her staff, and WPD staff to determine what Kitchen's amendment actually did. It was revealed that instead of using the Half Report 100-yr floodplain data as the new interim Atlas 14 100-yr floodplain, WPD actually used the Half report 500-yr floodplain data as the interim Atlas 14 100-yr floodplain, making things worse than WPD's original plan. This was news to CM Kitchen. WPD said they had not revealed to CM Kitchen that her amendment would actually work opposite to her intentions. The Kitchen amendment sunsets in January 2020. WPD allowed Kitchen to proceed on an amendment that didn't do what it was intended to do, and would sunset in a few months anyway.

Jerry challenged WPD for seeking council approval to implement something they were already doing, that is the prohibition on the use of relocation money to purchase/move to another house in Onion Creek that was in the as yet City Council approved 100-yr floodplain. WPD responded that they didn't claim that it was the "regulatory" floodplain. He informed them that the "regulatory floodplain" term had been used in emails from COA staff to which there was no good response.

WPD attempted to challenge our concerns by noting that while the COA flood maps will show the new extensive Atlas 14 interim 100-yr floodplain, FEMA maps will continue to show the old less extensive 100 yr floodplain and flood insurance will not be required by FEMA. The fact FEMA maps don't agree is of little help in maintaining the resale property of residential structures.

CM Kitchen indicated she will now work on another amendment to address our concerns. She suggested that residential properties may be exempted as a solution, or that the implementation of the new WPD policy could be delayed in certain residential areas.

**G. Development/ Infrastructure**

Wendy Braniff was absent. No report.

**H. Communications**

Kathy Pillmore, Communications Chair reported that the newly-designed newsletter, the *Onion Creek Times*, was at the printer and would be mailed prior to the new year..

**VI. Old Business:**

Stuart moved that the board approve the expenditure of \$6,800 to install an overlay on the Sullivan Park basketball court for a pickle ball court. Scott seconded. The motion failed with a vote of 3 (including one proxy vote) for and 4 (including 2 proxy votes) against, and 2 abstentions.

**VII. New Business:**

Scott moved that the board approve renewal of the contract with Smith Security for 24-hour security services with a \$20,000 increase for wages. Stuart seconded. The motion carried with a unanimous vote.



Kathy Lahaye moved that the board approve the 2020 budget of \$467,674 income; \$546,102 expenses; with expenses over revenue of \$78,428. Carolyn seconded. The motion carried with a unanimous vote.

Mike requested input from the board regarding the meeting schedule for 2020, specifically whether to continue holding one meeting each quarter on Saturday morning. The consensus was to hold the second meeting of each quarter on Saturday at 10:00 am as done in 2019.

The meeting was adjourned at 5:39 p.m. by President Mike Rodriguez.

Recording: Susan Dunning

Approved January 16, 2020



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Kathy Lahaye, Secretary