

ONION CREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
February 16, 2019

I. The regular monthly meeting of the Onion Creek Homes Association meeting was held on February 16, 2019 at the Onion Creek Country Club and called to order by Vice President Jerry Patterson at 10:05 a.m.

Board members attending were: Pam Beattie, Wendall Braniff (by phone), Carolyn Dyer, Rose Mary Gómez-Meade, Scott Hutchinson, Stuart Osantowski, Jerry Patterson, Cecily Raiborn, and Mike Rodriguez

Board members who were absent: Robb Edgecomb, Kathy Lahaye, and Martie Owan,
Also attending were: Susan Dunning and Annette Waller (HOA office staff).

II. **Guests:** Lorrie Stonestreet, Ken Jacob, Yvonne Shires, Sarah & Stephen Ogunmayim, Heather Mayhew

III. Carolyn moved to approve the January 17, 2018 board meeting minutes; Rose Mary seconded; the vote was unanimous.

Cecily moved to approve the January 26, 2018 board meeting minutes; Scott seconded; the vote was unanimous.

IV. Treasurer

Treasurer Kathy Lahaye was absent. Her written report reflected that the total YTD revenue for January was \$165,522 which is \$9,520 less than budgeted. The total YTD operating expenses for January were \$24,549, which is \$7,007 under budget. The net revenue over expense YTD was \$140,973. Cash balances at 01/31/19: Operating - \$423,085, Reserves - \$137,784; CD - \$100,841

Delinquent Accounts/ Home Sales

Susan Dunning, Office Manager reported that the office had received nine payments on delinquent accounts since the last board meeting. Late notices were mailed on February 15. The office received payments for 5 home sales since the last meeting; 4 of which are new homes. There are 15 pending sales, 3 of which are new homes.

V. Committee Reports

A. Development/ Infrastructure

Wendy Braniff reported that her attention is on the combined effects of lack of water retention efforts upstream and the drainage coming into Onion Creek in a rain event. She noted that in the last month there have been five applications to the City for rezoning from residential to multi-family for low income housing in South Austin. She further noted that the current and proposed building around Bradshaw Road is of concern.

B. Governmental Affairs

Jerry Patterson, chair of Governmental Affairs Committee gave thanks to Ken Jacob for his service and reported on several issues that continue to be a concern of the committee.

Atlas 14 - In 2018 the National Weather Service (NWS) released new data suggesting that severe rainfall is likely to occur with greater frequency in Central Texas, and that will likely necessitate a revision to the 25, 100 and 500 year floodplains. The City of Austin has not yet adopted code revisions to reflect this new data and the OCHOA Board is monitoring this process.

Meeting With CM Kitchens – Ken Jacobs, Randy Zunke, John McNabb and Jerry Patterson recently met with CM Kitchens and staff in preparation for a follow-up meeting with Austin Watershed Protection Department. The purpose of the meeting with Watershed is to discuss the Half Report on Onion Creek Watershed mitigation options that might be implemented to prevent residential flooding.

Possible Legislation – There are two bills filed that may present opportunities for resolving to some extent flood issues in Texas. HB 478 by Representative Phelan of Beaumont, and HB 274 by Representative Davis of Houston. Jerry is contacting the staff of both State Reps for further details.

C. Security

Security Committee Chair, Scott Hutchinson reported that there had been eight crimes in Onion Creek in January versus 117 in the surrounding area. In January, security officers reported 146 actions related to residents. He stressed the importance for homeowners to notify the office with updated phone numbers. It was recommended that the office send an email about the theft of outgoing mail. It was further recommended that an article about skimmers on gas pumps would be a helpful newsletter article.

D. Communications

Robb Edgecomb, Communications Chair was absent. His written report indicated that the March-April Newsletter was due to homes by March 1 and that so-far only a small number of residents have signed in on the new website. Those who have done so have paid their dues, submitted Architectural Change Requests, Out-of-Town Reports and complaints.

E. Architectural Committee

Chair of the Architectural Committee Cecily Raiborn reported that the primary issues that are being addressed are commercial vehicles parked in driveways and on streets and “unsightly” property (improper lawn care and visible trash and trash cans). Regular mail letters are being sent first and, when ignored several times, certified letters have been/will be sent. There is the possibility that fining will begin for some property owners who refuse to comply with the CC&Rs.

F. Crisis Management Team

Crisis Management Team Chair, Pam Beattie reported that the Crisis Management Plan has been updated to include the new Members and Officers of the Board.

G. Neighborhood Watch

Martie Owan, Neighborhood Watch Chair was absent. Rose Mary reported that she and Martie have not met to-date to strategize on recruitment.

H. Traffic Control

Carolyn Dyer, Traffic Control Chair reported that an Onion Creek resident reported a of the bad road patch job on Bradshaw Road where Travis County has been working to repair guard rail damage. Travis County told Carolyn that once they finish replacing the cones with guard railing that the rough patch would be repaired. She further reported that she had requested a completion of the sidewalk between La Costa Drive and Legends Lane on the east side of Pinehurst Drive to improve pedestrian traffic.

I. Landscape/Parks

Landscape/Parks Chair, Stuart Osantowski reported that the mowing of common areas in Legends Way was completed this week. Rain had resulting in tall grass and also delayed work. The City has installed a base on which the electric meter will be housed for the irrigation system on Onion Creek Parkway.

VI. Old Business:

Mike reported that there have been 42 home buyouts closed to-date, and 1 pending. To-date there have been 18 homes demolished.

VII. New Business:

A decision about scheduling the 2020 General Membership Meeting to avoid conflict with the Men's Golf Association's tournament was tabled until March.

Mike also noted that he would not be available for the March 21 meeting. The Board voted to move the March meeting date to Saturday, March 16 at 10:00 am.

The meeting was adjourned at 11:13 a.m. by President Mike Rodriguez.

Recording: Susan Dunning

Approved March 16, 2019



Kathy Lahaye, Secretary

