

ONION CREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
April 18, 2019

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held on April 18, 2019 at the Onion Creek Country Club and called to order by President Mike Rodriguez at 4:01 p.m.

Board members attending were: Wendall Braniff, Carolyn Dyer, Rose Mary Gómez-Meade, Jerry Patterson, Stuart Osantowski, Martie Owan, Cecily Raiborn, and Mike Rodriguez.

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

II. Guests: Lorrie Stonestreet, Ray Combs, and Jim Knight

III. Carolyn moved to approve the March 16, 2019 board meeting minutes; Rose Mary seconded; the vote was unanimous.

IV. Treasurer

Treasurer Kathy Lahaye was absent. She provided a written report that the total YTD revenue for March was \$216,293 which is \$11,463 less than budgeted. The total YTD operating expenses for February were \$93,769, which is \$1,177 under budget. The net revenue over expense YTD was \$122,524. Cash balances at 03/31/19: Operating - \$395,140, Reserves - \$140,655, CD - \$100,841

Delinquent Accounts

Susan Dunning, Office Manager reported that the office has received fifteen full payments on delinquent accounts since the last board meeting. The office has received payments for 20 home sales since the last meeting; 8 of which are new homes. There are 25 pending sales, 9 of which are new homes.

V. Committee Reports

A. Security

Security Committee Chair, Scott Hutchinson was absent. No report

B. Governmental Affairs

Jerry Patterson, chair of Governmental Affairs Committee reported that on March 28th, OCHOA president Mike Rodriguez testified before City Council to support the allocation of \$45 million dollars for buyouts of homes in areas of flood risk, including the Onion Creek subdivision. Mike also urged the city council to accelerate the process of removing the driveway curb cuts that remain after buy out homes have been demolished and removed. The \$45 million measure passed without opposition.

On April 1st, Mike, along with Randy Zunke, Ken Jacob, and Jerry Patterson met with Councilmember Ann Kitchen, her staff and members of the City of Austin Watershed Protection Department (WPD) to discuss the progress of the buy outs in Onion Creek, and the possibility of economically feasible measures to mitigate the possible flooding of homes that have not been impacted by flooding. Also in attendance was a representative engineer from Halff Associates, the firm the City of Austin has employed to consult on flooding issues in Austin. As usual, Council Member Kitchen was very supportive of our desire to seriously study and consider measures to reduce flooded homes in Onion Creek, measures that go beyond just buyouts. These measures could include, diversion or impoundment of flood waters or a flood wall along the creek. In addition, the subject of the unsightly curb cuts was discussed. At the end of the meeting, WPD stated they wanted to discuss the matter among themselves and with additional city and Halff staff which would then be followed by another meeting with CM Kitchen and OCHOA representatives. It is expected the follow up meeting will occur in April or early May.

The South Austin Neighborhood Association (SANA), along with OCHOA, will be hosting a meeting with newly elected State Representative Vikki Goodwin. The meeting will occur on April 23rd at 7 PM at the Onion Creek Country Club. All OC residents should consider attending in order to meet with, and ask questions of, your State Representative.

C. Development/ Infrastructure

Wendy Braniff reported on various developments in the area. An application was filed with the City on February 21, 2019 for a preliminary subdivision for Three Hills Apartments, located at 12001 S IH 35 (just south of St. Albans Church on east side of I-35 south of Onion Creek subdivision). It includes 58.39 acres to be subdivided into 6 lots with 3 lots on 48.82 acres for 900 commercial multi-family apartments (54 units per acre). The remaining 1 lot of 4.89 and 2 lots totaling 4.68 acres will be used for right-of-way and parkland, respectively. This project was previously reported as: I 35 Apartments – 58 acres adjacent to and south of St. Albans Church to Multi-family moderate-high density w/ max. density of 36-54 units per acre.

The Fire/EMS Sub Station, located on the northwest corner of the intersection of FM 1626 and Old San Antonio Road had its grand opening on April 6, 2019.

D. Communications

Robb Edgecomb, Communications Chair was absent. No report.

E. Architectural Committee

Chair of the Architectural Committee Cecily Raiborn reported that she has been sending many letters about a variety of violations.

F. Crisis Management Team

Crisis Management Team Chair, Pam Beattie was absent. No report.

G. Neighborhood Watch

Martie Owan, Neighborhood Watch Chair reported that Rose Mary has taken over management of the various HOAs. She will be responsible for contacting their captains during an emergency and ensuring the volunteer contacts are updated.

H. Traffic Control

Carolyn Dyer, Traffic Control Chair reported on several accomplishments.

The golf cart crossing marks have now been installed on County Downs Drive.

The rough patch job between the guard rails on Bradshaw Road was replaced with a smooth one on April 16, 2019.

Officer Gamboa had a policeman checking for speeders on April 12. He reported that all vehicles stopped by the officer lived outside of Onion Creek Neighborhood. He plans to be back the week of April 20.

I. Landscape/Parks

Landscape/Parks Chair, Stuart Osantowski reported that several projects had been completed. The canopy of the oak tree a Walton Heath and Pinehurst Dr. has been raised and a large brand put back on its support.

Conversion of the power source for the irrigation system along Onion Creek Parkway from batteries to electricity has been completed.

The tree to honor Carol Scott has been planted in Ballybunion Park. A plaque will be installed at a later date.



Starting this month, mowing in the common areas of Legends Way will be weekly. Weed killer has been sprayed.

VI. Old Business:

Buyouts and demolition updates provided by Susan Dunning. There were no buyouts closed this past month, and 3 pending for a total of 50. There have been 4 demolished this month for a total to-date of 19.

VII. New Business:

Park in Legends Way - Stuart proposed using a large common-area lot to build a new park in Legends Way. His estimate to install a basketball court, several pickle ball courts and a jungle gym \$80,000 to \$100,000. He will find out from the City if it is possible to add impervious cover within that lot and report back on his findings. Further discussion was tabled.

Pickle Ball Court in Sullivan Park - Homeowner Jim Knight presented proposals he secured for installing either a stand-alone court or adding coating and paint to the basketball court. There were questions about the cost of maintenance of the surface and the ability to remove the surface in the future. He will get that information. The HOA office will send a survey to residents to gauge interest in pickle ball. Further discussion was tabled.

Sidewalk construction - Carolyn moved that the HOA fill out application to the City for the Neighborhood Partnering Program to build a 100-foot sidewalk along Pinehurst from the corner of Legends Lane. Jerry seconded. Wendy volunteered to inform Legends Lane HOA. The motion carried with a unanimous vote.

Wendy provided information about several bills in the Texas legislature that apply to HOAs. No action taken.

The meeting was adjourned at 6:01 p.m. by President Mike Rodriguez.

Recording: Susan Dunning

To be approved May 18, 2019


Kathy Lahaye, Secretary