

**ONION CREEK HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**April 19, 2018**

I. The regular monthly meeting of the Onion Creek Homes Association meeting was held on April 19, 2018 at the Onion Creek Country Club and called to order by President Mike Rodriguez at 4:03 p.m.

Board members attending were: Wendall Braniff, Carolyn Dyer, Robb Edgecomb, Ken Jacob, Kathy Lahaye, Leanne Noskey, Robb Martie Owan, and Tom Thies

Board members who were absent: Rose Mary Gómez-Meade, Reg Harman, Stuart Osantowski  
Also attending were: Susan Dunning and Annette Waller (HOA office staff).

II. **Guests:** Lorrie Stonestreet, Ray Combs, Dick Perrone, Kathy Pillmore, Joe Tully and Don Wickham

III. a. Ken Jacob moved to approve the February 15, 2018 board meeting minutes; Carolyn Dyer seconded; the vote was unanimous.

b. Carolyn Dyer moved to approve the March 15, 2018 board meeting minutes; Ken Jacob seconded; the vote was unanimous.

**IV. Treasurer**

Treasurer Kathy Lahaye reported that the total YTD revenue for March was \$223,586 which is \$19,289 more than budgeted. The total YTD operating expenses for March were \$109,248, which is \$1,540 over budget. The net revenue over expense TYD was \$114,338. Cash on hand was \$566,357, \$136,000 of which is reserves. She reported that the cost of tunneling for electrical wiring of irrigations systems came in at \$21,000, over budget by \$1,000.

**Delinquent Accounts and Home Sales**

Susan Dunning, Office Manager reported that from last month's meeting until April 18, the office had received payments for 10 delinquent accounts paid in full and 4 partial payments. Seven liens were filed. Since the last board meeting, we have received payments for 24 home sales, 10 of which was for a new home. There are 23 pending sales, 7 of which are new homes.

**V. Committee Reports**

**A. Security**

Security Committee Chair, Tom Thies reported that there were eight incidents reported to APD in Onion Creek, compared to 131 in the surrounding area. Security is averaging 60 miles per day. The number of open garage doors increased significantly to 122 in March.

**B. Architectural Committee**

No report

**C. Governmental Affairs I**

Vice President, Ken Jacob reported that razing of the initial 10 homes is ongoing and letters have been sent to the Phase I homeowners to begin their buyout process.

The HOA has several concerns which have been expressed to Watershed regarding the first 10 homes:

1. Driveway cuts have not been repaired on any of the homes thus far and Watershed has stated that they don't plan to do anything. This is not in accord with their responsibility to restore the properties to original greenbelt condition.
2. There is still no agreement with Watershed regarding maintenance of the properties beyond their plan to mow them 4-6 times per year, nor on the HOA fees. We allowed



them to go forward with the original 10 with the clear stipulation that this was only for those properties and did not extend to any other buyouts.

3. Future use of the land also must be agreed. Several ideas were discussed earlier, including deeding it back to OCHOA, to protect it from future development or use detrimental to the community.

CM Kitchen is involved and we are working to schedule a meeting with Watershed to resolve these issues as well as initiating further study by Halff on other possible flood control alternatives in lieu of the proposed purchase of the 78 homes in Phase II.

He further reported that on March 22, the City Council approved \$25 million to fund the Phase I Buyout of the next 50 homes to be bought out. Kathy Lahaye noted that the first appraisal had been initiated.

Maps have been posted on the Watershed website showing the location of all 128 homes in Phases I and II, even though Phase II has not been approved yet.

#### D. Communications

No report.

#### E. Development/ Infrastructure

Wendy Braniff reported on various developments in the area:

**Rutherford North Development – Dripping Springs:** Received information from a homeowner (Mac Cutler) regarding the 781.23 acre tract SE of the city for a master-planned residential community that he states will include 700 homes and will increase flooding of OC homes and golf course. A Planning & Zoning commission meeting is scheduled 4/24/19 at 6:30, 511 Mercer, Dripping Springs with a public hearing to follow. No action will be taken at the meeting.

**Star Furniture:** Store site plan was filed for the NW corner of Onion Creek Parkway @ I-35 southbound access road. This site has been the subject of flooding. All storm water run-off for this and all the other commercial properties along I-35 southbound access road is diverted into a 10' x 10' culvert which has an outfall into Onion Creek at I-35, directly upstream of Onion Creek subdivision. None of the properties were required to include any on site water detention, thereby allowing them to increase their impervious cover, and instead paid an RSMP fee to the City of Austin.

**Riddell Family Tract:** 420 E. FM 1626 at northeast corner of 1626 and Old San Antonio Road; Rezone to CS-MU-CO commercial and industrial activities of a service nature having characteristics or traffic service incompatible with residential environments. This tract is also planning to pay a RSMP fee in lieu of on-site detention and discharge storm water directly into OC upstream of OC subdivision.

**FM 1626:** No new information

**Vistas of Austin:** 125.70 acres, 549 Lots on Old Lockhart Road (between Crescendo and Rinard Road across Old Lockhart from Goodnight Ranch). 2/13/18 filed Preliminary Subdivision plat. This development will be a contributor to the traffic on Bradshaw Road.

**Wayside School:** Work on Saturdays continues in order to expedite the completion of this project for fall enrollment. Portables will be installed and sidewalks will be paved starting Monday, 04/09. The stucco will be completed Friday, 04/13. In early May, the parking lot will be paved using a vibratory roller for a few days. Apologies for the noise inconvenience this will cause. Work on the ponds will be completed this summer.

**Google Fiber:** Received a response from Google advising they are prohibited by statute from removing the paint on streets, driveways and sidewalks and that the contractor who marked the utilities would be responsible if they could. Sent a request to Google on 3/8/18 requesting a copy of the referenced statute and contract provision.

**Bella Fortuna (Views of OC):** 3/18 site plan approved.



**F. Crisis Management Team**

Crisis Management Team Chair, Leanne Noskey reported that she has a second committee meeting scheduled for April 24 and a third following in two weeks to finalize a crisis management manual. She expects to have a draft for the board to review at their May meeting.

**G. Neighborhood Watch**

Martie Owan, Neighborhood Watch Chair reported that she has two presentations planned. One is CRASE (Citizen Response to Active Shooter Event) and the other is a recruitment/training for dog-walkers to become Neighborhood Watch watchers.

**H. Traffic Control**

Carolyn Dyer, Traffic Control Chair reported that the city has sent a letter of agreement for purchase of the Dynamic Speed Display Devices. She recommended that the letter not be signed until several questions were answered.

She also reported on the upcoming street resurfacing to occur in the neighborhood. This will be a sealcoat. Work is to begin the end of April and, depending on weather, be completed by the end of May.

Key points included:

1. Streets will not be closed to traffic. They work on one side of the street at a time.
2. Driveways will be closed for short periods (30-50 minutes). If there is an emergency that requires driveway access, the crew can make temporary access possible.
3. Cars parked on the street will be towed the day of the resurfacing. After the resurfacing, crews can do better sweeping and clean up if cars are not parked on the street 8:30 AM to 3:00 PM weekdays for 3 to 4 days after the resurfacing.
4. The new surface undergoes a curing process that takes 2 to 4 weeks. During that time, the surface can be easily damaged by sharp turns or hard braking by vehicles. The surface will perform better – and produce less loose gravel- if vehicles are driven gently during this curing period.
5. Work will occur between 8:30 AM and 2:00 PM.

She further reported a concern from a resident about light pollution along I-35.

**I. Landscape/Parks**

In the absence of Director Stuart Osantowski, committee member Dick Perrone reported several phases of work are in process or completed. All road boring on the Parkway and near Bradshaw road is complete. The total cost for the boring under the roadways was \$21,000 and allows electrical wiring to be installed, thus enabling all irrigation located on the Parkway and Pinehurst to be operated via electric service and not battery operated. The battery system is not efficient and requires constant maintenance. The boring on River Plantation was required to irrigate both sides of the road at the entrance of Bradshaw Road. Soon a new electric meter will be installed at 2212 ½ Onion Creek Parkway to serve that area near the entrance of the Parkway off IH 35. The cost for this work is \$2100 including City of Austin permit. The site is near the Courtyard condos immediately west of Crown Colony. Other work in process is the improvements at Ballybunion Park. The work included repairing 5 tables, power washing all items and staining the tables and Gazebo. Some landscaping was completed, and the patio painted. The cost for this work was \$3500. The contract for reroofing the Gazebo has been let and the cost is \$1600. Additional costs to complete the irrigation phase on Parkway and River Plantation will be \$7025 to hook up all the wiring and set control panels as needed. Additional work includes the irrigation of Sullivan Park. The club has given permission to use the water in the pond and electricity from the pump house. Costs for the project will be detailed at the next board meeting.

**J. Insurance**

No report.

**VI. Old Business:**

**Onion Creek Club - update on pond and brush removal**

President Mike Rodriguez reported that the club formerly spent \$40,000 to remove brush and were not interested in spending that much to remove the brush that is a concern to the HOA. Mike stated that we would pursue the assistance from the City that they had earlier agreed to.

**Update on Ballybunion Park**

Report included in landscape/parks report, so nothing added.

**VII. New Business:**

Mr. Rodriguez reported that the flood buyouts and demolitions had been discussed during Mr. Jacob's report and there was no other information other than the HOA would be meeting with the Watershed Depart and City Leadership to address concerns noted.

The meeting was adjourned at 6:05 p.m. by President Mike Rodriguez.

Recorded by: Susan Dunning

Approved May 17, 2018

  
Kathy Lahaye, Secretary