

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

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held on May 18, 2019 at the Onion Creek Country Club and called to order by President Mike Rodriguez at 10:00 a.m.

Board members attending were: Wendall Braniff, Carolyn Dyer, Scott Hutchinson, Kathy Lahaye, Jerry Patterson, Stuart Osantowski, Cecily Raiborn, and Mike Rodriguez.

Board members who were absent: Robb Edgecomb, Rose Mary Gómez-Meade, and Martie Owan

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

**II. Guests:** Lorrie Stonestreet, Art Valladares, Jim Knight, Rose & Erich Schroeder, Paul & Sharon Barney, Roy Combs, Varun Unnikrishnan, Jackie Hernandez, Hope Ruiz, Joaquin & Renee Evans, Landon Arnold, Ruby & Johnny Ramirez, Ken Jacob, and Michael Barnes.

III. Wendy moved to approve the April 18, 2018 board meeting minutes; Carolyn seconded; the vote was unanimous.

**IV. Treasurer**

Treasurer Kathy Lahaye reported that the total YTD revenue for April was \$232,321 which is \$4,522 less than budgeted. The total YTD operating expenses for April were \$132,177, which is \$2,675 over budget. The net revenue over expense YTD was \$100,144. Cash balances at 04/30/19: Operating - \$370,786; Reserves - \$142,092; CD - \$100,841

**Delinquent Accounts & Home Sales**

Susan Dunning, Office Manager reported that the office has received 12 full payments and two partial payments on delinquent accounts since the last board meeting.

The office has received payments for 15 home sales since the last meeting; 5 of which are new homes. There are 17 pending sales, 6 of which are new homes.

**V. Committee Reports**

**A. Security**

Security Committee Chair, Scott Hutchinson reported that the security force is short one part-time officer, so two officers are working overtime. Related to thefts from mail boxes, Mike noted that the postal carrier is checking each box in the neighborhood for outgoing mail.

**B. Architectural Committee**

Chair of the Architectural Committee Cecily Raiborn reported that the Legends Way committee is reporting much improvement in yard maintenance in that area. Trash cans left visible continue to be an issue. Regarding change requests, she reported a concern that many of the homeowners making requests are expecting 24-hour answers to their requests. Various means to of communicating reasonable expectations were discussed.

**C. Governmental Affairs**

Jerry Patterson, chair of Governmental Affairs Committee reported that Mike chaired a meeting on March 30<sup>th</sup> with several OCHOA board members and other parties to draft a response to Watershed Department's (WPD) letter regarding our earlier meeting with WPD and Halff staff. The meeting was intended to encourage COA to consider additional flood mitigation measures other than just buyouts. The initial WPD response was not encouraging.

On June 7th Assistant City Manager Rey Arellano will visit with OCHOA regarding flooding issues and will tour the OC neighborhood. Mr. Arellano is City Manager Spencer Cronk's designee for Public Safety matters which includes police, fire, EMS, code compliance, homeland security, municipal court and watershed protection.

Regarding state legislation, there were approximately 30 bills relating to HOA's, one bill of concern, HB 660 is dead. Had it passed all homeowners associations would have been required by law to file with the county on an annual basis a schedule of fee's and policies regarding assessments and fines for delinquent accounts and violation of covenants and restrictions.

A bill to prohibit an HOA from regulating the sale of non-alcoholic lemonade by those under the age of 18 has passed and is on the way to the Governor for signature.

#### C. **Development/ Infrastructure**

Wendy Braniff reported on various developments in the area.

**Three Hills Apartments** – Application was filed in February for a preliminary subdivision at 12001 South IH 35 (just south of St. Albans Church on east side of I 35). It is 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 one lot of 4.89 and 2 lots totaling 4.68 acres will be used for right-of-way and parkland, respectively.

**Three Hills Apartments – Phase I** – in March, the City received an application for administrative approval of a site plan at 12125 S IH 35 Service Rd northbound. It is 20.50 acre development of 290 multifamily units and associated improvements. Application states: "Creation of 29-0 multifamily units serviced by a neighborhood collector loop road dedicated as 64' wide public right-of-way (ROW) and connecting at two points to IH 35 ROW. The developer will include 3.84 acres ROW and 2.90 acres open space."

**Oaks at Slaughter Retail Center** – In April the City received an application for administrative approval of site plan at 8601 S. Congress Ave. (N. of Slaughter between Congress and IH 35.) 3.93 acres for two retail/restaurant buildings. Appears to have a drainage feature that connects to southbound IH 35 service road, possibly the culvert with an outfall into Onion Creek just upstream of Onion Creek.

**Enclave at Estancia, Phase 5** – Located on west side of I35 at Onion Creek, immediately upstream of OC subdivision, there is a proposed development for non-residential use by Lennar Homes for 35.177 acre for a condominium lot utilizing approx. 30 acres, consisting of 84 single family condominium units. Site location and plan maps available. Travis County Transportation and Natural Resources Dept. does not enforce deed restrictions and does not have authority to regulate land use. If code requirements are met, permit will be administratively approved.

**Old San Antonio Road Bridge** –The proposed Stablewood Drive project will replace approximately 700 feet of the existing Old San Antonio Road beginning at FM 1626 and realign 300 feet of Old San Antonio Road to the proposed alignment of Stablewood Road, construct approximately 1,700 feet of new Stablewood Drive, and will connect into the existing alignment of Stablewood Drive approximately 2,150 feet west of I 35.

#### D. **Communications**

Robb Edgecomb, Communications Chair was absent. Mike noted that the deadline for the July-August newsletter is June 6.

#### G. **Neighborhood Watch**

Martie Owan, Neighborhood Watch Chair was absent. No report.

#### H. **Traffic Control**

Carolyn Dyer, Traffic Control Chair reported that an application was submitted to COA for the Neighborhood Partnering Program with the City of Austin regarding the construction of the missing sidewalk from La Costa Dr. and Legends Lane. Both the Onion Creek Club manager

and the Legends Lane HOA president aware that we are looking into the possibility of finishing that side walk. Both are okay with finishing the sidewalk should we decide that it is cost effective and can be accomplished.

TXDOT has been contacted about the missing delineators from the turning lane on both the N & S sides of the service lanes on the Onion Creek Parkway Bridge. A reminder was sent to COA with picture of the asphalt sidewalk patch on Colonial Club Dr. that needs to be replaced with matching sidewalk and curb – no response from the city at this time.

**I. Landscape/Parks**

Landscape/Parks Chair, Stuart Osantowski reported that a construction barrel at the entrance of Legends Way has been removed. He further reported that he has ordered the planting of viburnum plants to cover a transformer box in that area. He also reported that the common area on Zoeller Drive has been cleaned up.

**VI. Old Business:**

**Buyouts**

There were no buyouts closed this past month, There are 5 pending for a total of 54. There have been 11 demolished this month for a total to-date of 33.

**Proposed park in Legends Way update** - several homeowners spoke in support of creating a park in Legends Way. Stuart reported that he had spoken to the City of Austin about the proposed area in the easement. They told him no impervious cover could be added. Stuart will further research a better site for the park. Mike recommended that Stuart work with a subcommittee and Legends Way homeowners to come up with a plan to present to the board for further consideration.

**Proposed Pickle Ball Court in Sullivan Park update**

The office received more than 75 positive responses to the question "would you be interested in playing free pickle ball at Sullivan Park." Several homeowners spoke against the idea. Mr. Knight reported that the "covering" proposed for the basketball court is technically a paint that adds a cushion to the concrete surface. Stuart noted that the \$20,000 price of building a separate court provided by Mr. Knight at the April meeting was very reasonable. Mike noted that an action item could be added to the June board meeting agenda regarding the pickle ball court.

**Proposed sidewalk construction update** - Stuart presented a cost analysis his committee had prepared to know what it would cost if the HOA paid the entire cost of adding the proposed sidewalk - \$16,252. Carolyn suggested that he needed to add about 10 percent to the cost noting that the City had given them a longer length of the segment than what he had estimated. As noted above, the application for funding partnership with the City has been submitted.

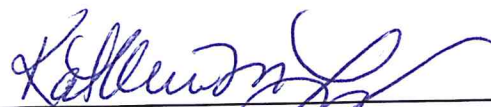
**Street paving** - Mike confirmed that he will call the City Engineer again to follow-up on their commitment to put a coating over our streets and to complete the resurfacing by doing the cul-de-sacs.

**VII. New Business:**

With no new further business, the meeting was adjourned at 12:03 p.m. by President Mike Rodriguez.

Recording: Susan Dunning

Approved June 20, 2019

  
Kathy Lahaye, Secretary