

ONION CREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
June 20, 2019

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held on June 20, 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, Kathy Lahaye, Jerry Patterson, Stuart Osantowski, Cecily Raiborn, and Mike Rodriguez.

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

II. Guests: Bill Fier, Tom Fortin, Jim Knight, Jean Linderman, Ken Fess, George Gerken, Keith Kritselis, Anthony Mowl, and Fallon Brizendine

III. Carolyn moved to approve the May 18, 2018 board meeting minutes; Rose Mary seconded; the vote was unanimous.

IV. Treasurer

Treasurer Kathy Lahaye reported that the total YTD revenue for May was \$239,475 which is \$7,165 less than budgeted. The total YTD operating expenses for May were \$168,550, which is \$23,513 under budget. The net revenue over expense YTD was \$170,925. Cash balances at 05/31/19: Operating - \$338,500; Reserves - \$143,527; CD - \$100,841

Delinquent Accounts

Susan Dunning, Office Manager reported that The office has received 3 full payments on delinquent accounts since the last board meeting. There are 65 remaining delinquent accounts, owing \$27,810. The office has received payments for 21 home sales since the last meeting; 6 of which are new homes. There are 19 pending sales, 3 of which are new homes.

V. Committee Reports

A. Security

Security Committee Chair, Scott Hutchinson was absent but provided a written report. Smith Security has not replaced the vacant position as of yet. The lead security supervisor is off duty for the remainder of the week. There is a replacement officer filling in. Security personnel are working a lot of overtime.

The real estate office of the City of Austin called seeking help to address some of the city's vacant properties being stripped of parts and vandalized. We discussed that our security personnel could make note of broken windows or missing doors in their reports and the HOA can let the city know so they can send a team to repair or close up the property. The city does not pay HOA dues on the buyouts but in the best interest of the community we need to try and deter those who may seek to vandalize vacant city owned properties

B. Architectural Committee

Chair of the Architectural Committee Cecily Raiborn reported improvements in mowing in Legends Way but trash cans continue to be a problem. She sought clarification on wrought iron railings around patios on golf course lots in Legends Place. She will look at documentation of approval of similar requests in the area to come to a clear answer.

C. Governmental Affairs

Jerry Patterson, chair of Governmental Affairs Committee reported that On Friday June 7th, Assistant City Manager Rey Arellano toured Onion Creek subdivision with Mike Rodriguez and Jerry Patterson. Particular attention was paid to the buyouts completed and proposed. The need to eliminate the driveway curb cuts at each of the buyout homes was a significant topic of

discussion along with the need for real flood mitigation that goes beyond buyouts as a solution to flooding.

After the tour was complete, ACM Arellano met with Randy Zunke, Ken Jacob, Kathy Pillmore and John McNabb at the OCHOA office. The discussion on real mitigation continued in greater detail with Randy Zunke presenting his proposals. The committee shared with Mr. Arellano their interest in having Halff consultants being allowed to be more forthcoming with the OCHOA Board, and also shared the fact that the initial Halff studies actually found that real flood mitigation projects could have merit. Discussion also ensued regarding the committee's concerns with the RSMP program. Members expressed their belief that the RSMP revenues have become more of a funding measure for the Austin Watershed Protection Department than an actual funding source to mitigate flooding, and the fact that RSMP fees generated should be used on the project area they were generated from. Mr. Arellano very receptive, attentive, and engaged, but offered no opinions.

At the suggestion of CM Kitchens office, Jerry contacted Michele Haussman with Land Use Solutions. She is working for the developers of the property immediately south of Onion Creek. Jerry told her we were concerned about RSMP, and that OCHOA would like to discuss the project. She said she would send exhibits to us, and arrange a conference call or visit with the developers. Ms. Haussman also stated that nothing had been submitted to the city yet regarding the project.

D. Communications

Robb Edgecomb, Communications Chair was absent but provided a written report. The July-August Newsletter was sent to print this June 18.

Website: there have been 45 people register since the last board meeting. Since January 1, 68 have paid their dues; 16 have submitted Architectural Change Requests; 55 have submitted Out-of-Town Reports; 25 complaints have been submitted, 14 requests for information; and 2 has submitted a Neighborhood Watch Data Sheets.

E. Development/ Infrastructure

Wendy Braniff reported on various developments in the area.

Bat City Halloween Park – 14101 S. Turnersville Road, about .25 mile S of HWY 45 Tollway, has made Application for Admin. Approval of a site plan for a rural recreation facility.

Bradshaw Crossing – 10122 Bradshaw Road - on the NW side of Bradshaw Road across from Bradshaw Crossing. Clearing of trees and brush has commenced and construction of infrastructure for utilizes will soon begin. Roads and model homes to follow.

F. Crisis Management Team

No report.

G. Neighborhood Watch

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

H. Traffic Control

Carolyn Dyer, Traffic Control Chair reported that there has been no response yet from Marcus Primm with the Neighborhood Partnering Program regarding the application to complete the sidewalk between La Costa Dr. and Legends Lane.

A sign will soon be erected indicating the entrance to Sullivan Park mounted on the lamp post on Pinehurst Drive by the address 10613.

The latest data through June 4 for the Solar Speed Display signs on River Plantation shows a significant (83 percent) increase in traffic both north and southbound since September 2018. Although the average speed remains under the speed limit, there has been an 86 percent increase in the number of vehicles driving over the speed limit, with maximum clocked speeds of 63 mph northbound and 59 mph southbound.

I. Landscape/Parks

Landscape/Parks Chair, Stuart Osantowski reported on several areas of work.

Sullivan Park

Several questions were discussed regarding the proposed pickleball court.

Should a new slab or a surface on the existing basketball court be proposed.

New slab could also be used for handball, roller skate, roller blade, skateboard, learn how to ride a bicycle or to play floor hockey. After comments both for and against a pickleball court, the discussion was tabled until the time that the committee is ready to bring an action item to the board for consideration.

He also noted that an OC resident wants to propose upgrades for our existing baseball field to include permanent bases, pitcher mound and foul line striping

Other suggested upgrades would be to install Bocci Ball courts and horseshoe pits in the park.

Stuart also mentioned that the high pressure irrigation line owned by Onion Creek Country Club is leaking in Sullivan Park and our OCHOA President is in talks with new Club management/ownership in hopes of attaining a timeline when they will have the leak fixed.

These repairs have been made

- A. Our permanent park equipment i.e. benches, playscape are getting older and were a little unsightly; however, they just recently received new paint to extend the life of the equipment.
- B. The delivery driver has been asked to leave the port-a-potty up near the top of the hill to prevent further damage to the sidewalk or creating ruts in the ground when the ground is wet.
- C. Both bridges in Sullivan Park were repaired and one of them was aligned with the sidewalk and good to traverse.
- D. The sandbox was repaired and refilled with new play sand and is ready for use.

Ballybunion Park

The committee is looking into park upgrades to possibly include playground equipment. Data gathering stages only at this time.

The committee is also researching possible third Park location in Legends Way

One possible location is the empty 4th lot (North side) on Lehman Way which is owned by OCHOA. Data gathering stages only at this time..

Legends Way

- A. Additional defined common areas in Legends Way were updated with our landscaping folks and will be mowed and weed prevention/pulling/spraying will be done moving forward every Friday with the rest of the on-going weekly common area maintenance.
- B. Irrigation systems on Legends Way entrance at Bradshaw Rd and River Plantation Dr will be checked for coverage and possibly adjusted.

VI. Old Business:

Susan reported that there was one buyouts closed this past month, There are 4 pending for a total of 56. There have been 2 demolished this month for a total to-date of 35.

Mike reported that the club has removed the brush pile that has concerned residents since the 2013 flood. He will be contacting the new management about the leak in Sullivan Park and will continue to monitor the pond status, which seems to be more stable now.

Mike also reported that he called the City regarding the streets but had not received a reply.

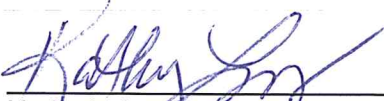
VII. New Business:

New business was addressed within committee reports.

The meeting was adjourned at 6:21 p.m. by President Mike Rodriguez.

Recording: Susan Dunning

Approved July 18, 2019



Kathy Lahaye, Secretary