

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

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

Board members who were absent: Robb Edgecomb, Rose Mary Gómez-Meade and Scott Hutchinson,
Also attending were: Susan Dunning and Annette Waller (HOA office staff).

II. **Guests:** Kathy Foster-Cornelius, Ryland Cornelius, Holly Smyth, Lorrie Stonestreet, Kathy Pillmore, Miguel Sandoval, Jim Knight, Jim Cowan, Mary J. Benton, and Rosy Moore.

III. Carolyn moved to approve the June 20, 2018 board meeting minutes; Cecily seconded; the vote was unanimous.

IV. Treasurer

Treasurer Kathy Lahaye reported that the total YTD revenue for June was \$248,420 which is \$3,740 less than budgeted. The total YTD operating expenses for June were \$198,667, which is \$43,802 under budget. The net revenue over expense YTD was \$49,752. Cash balances at 06/30/19: Operating - \$314,850; Reserves - \$144,963; CD - \$100,841

Delinquent Accounts & Home Sales

Susan Dunning, Office Manager reported that office has received 14 full payments and 3 partial payments on delinquent accounts since the last board meeting. There are 51 remaining delinquent accounts.

The office has received payments for 8 home sales since the last meeting; 2 of which are new homes. There are 16 pending sales, 1 of which is a new home.

V. Committee Reports

A. Security

Security Committee Chair, Scott Hutchinson was absent but provided a report on security log reports for June. He also reported that the vacancy in the security team has been filled.

B. Governmental Affairs

Jerry Patterson, chair of Governmental Affairs Committee reported that the City of Austin (COA) Watershed Protection Department (WPD) has proposed extending the current 100-year flood plain to coincide with the current 500-year flood plain. WPD has stated on multiple occasions they would seek council approval for the change.

Several real estate transactions between OC homeowners selling their OC homes to OC residents who had flooded and accepted the buyout compensation have been scuttled by COA/WPD. This has been recently confirmed by multiple City of Austin sources including the COA Real Estate Dept who stated in an email, "...displacees can use their relocation supplement to purchase homes in the Onion Creek subdivision so long as that home is not located in the FEMA 500-year floodplain within the City of Austin's full purpose jurisdiction (also known as the "Interim Atlas 14 100-year floodplain)".

The result of this policy is to place homes that have never flooded, and may be as much as 10' above the 2013 or 2015 flood high water mark, on a de facto city imposed "no buy list". There is evidence that other non-buyout dollar sales have also been scuttled as the new COA Atlas-14 floodplain policy becomes known. Several hundred never-flooded OC homes will be affected by the new COA policy.

OCHOA President Mike Rodriguez and Government Affairs chair Jerry Patterson have scheduled a meeting with Assistant City Manager Rey Arellano in Council Member Ann Kitchens office on 26 July to address this issue, as well as the new camping ordinance as it relates to city-owned property in Onion Creek.

C. Communications

Robb Edgecomb, Communications Chair was absent. There was no report.

D. Architectural Committee

Chair of the Architectural Committee Cecily Raiborn reported on several long-term problems.

E. Neighborhood Watch

Martie Owan, Neighborhood Watch Chair reported that the National Night Out is scheduled for October 1, but that the City will not be guaranteeing attendance of police or fire personnel. She will be scheduling a volunteer re-training, as well as a training for regular dog walkers to assist with Neighborhood Watch.

F. Traffic Control

Carolyn Dyer, Traffic Control Chair reported that the faded street signs on the corner of River Plantation Drive and Portmarnock Court have both been replaced.

The bill for the two Solar Speed Display Signs received from the city of Austin and check was mailed for payment this past week. The Board had voted to purchase them in 2018, and the signs were installed in June of 2018.

A request has been made regarding sight obstruction of stop sign and for making a right hand turn onto Pinehurst Dr. from Royal Lytham Drive.

Austin's Neighborhood Partnering Program application has been received and will be reviewed in the next couple of months. This is regarding completion of the partial sidewalk from La Costa Drive to Legends Lane.

G. Development/ Infrastructure

Wendy Braniff reported that Belle Fortuna has a new owner, and that she will meet with them to confirm that they will be as committed to flood control measures as the last one was.

H. Landscape/Parks

Landscape/Parks Chair, Stuart Osantowski reported that the club would not be able to address the water leaks in Sullivan Park until the winter, when they're not constantly using the system for watering every day. He also reported that the committee has contracted with JB Rogers Landscaping to install new plants at the entrances of Legends Way and with Silva Irrigation to adjust the irrigation as needed to support the new plants.

Stuart will be bringing a proposal to the board in August regarding a pickle ball court in Sullivan Park.

VI. Old Business:

Buyouts: There were 2 buyouts closed this past month. There are 2 pending for a total of 57. There have been a total of 52 homes demolished to-date.

Proposed park in Legends Way - Update

Stuart reported that the Landscape Committee is in discussion with the City regarding the limits on use of a lot on Lehman Way for a small neighborhood park. Once they learn what they can do they will come to the board with a proposal, which will include an application fee to the City.

OCC: Pond status - Club Manager Jim Cowen reported that the amount of water they take in to fill the pond is going out immediately to keep the golf course watered. They will be treating the pond to reduce the algae growth. Mike noted that dredging would be the most effective way to provide enough depth to keep the pond attractive.

OC Streets status - Carolyn drove around and made a list of the worst locations that need repairs. Mike has made several unsuccessful contacts with the engineer, and will continue to follow up on the engineer's promise to do resurfacing after June.

VII. New Business:
None

The meeting was adjourned at 6:00 p.m. by President Mike Rodriguez.

Recording: Susan Dunning

Approved September 19, 2019


Kathy Lahaye, Secretary