

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

I. The regular monthly meeting of the Onion Creek Homes Association meeting was held on July 19, 2018 at the Onion Creek Country Club and called to order by President Mike Rodriguez at 4:00 p.m.

Board members attending were: Wendall Braniff (by phone), Carolyn Dyer, Robb Edgecomb, Rose Mary Gómez-Meade, Reg Harman, Ken Jacob, Kathy Lahaye, Stuart Osantowski, and Martie Owan.

Board members who were absent: Leanne Noskey and Tom Thies  
Also attending were: Susan Dunning and Annette Waller (HOA office staff).

II. **Guests:** Lorrie Stonestreet, Dick Perrone, Ray Combs, Mike & Mary Alice Calderon, Dennis Ross, Debbie McDonnell, Kathy Pillmore, and Louise Castillo.

III. Ken Jacob moved to approve the June 21, 2018 board meeting minutes; Carolyn Dyer seconded; the vote was unanimous.

**IV. Treasurer**

Treasurer Kathy Lahaye reported that the total YTD revenue for June was \$248,153 which is \$14,243 more than budgeted. The total YTD operating expenses for June were \$211,908, which is \$68,687 under budget. The net revenue over expense TYD was \$36,245. The balance in the operating fund was \$238,129 plus \$100,219 in a CD; the balance in reserves, \$141,636.

**Delinquent Accounts**

Susan Dunning, Office Manager reported that from last month's meeting until July 19, we have had eight (8) full payments and one (1) partial payment on delinquent accounts, totaling \$2,555. Since the last board meeting, we have received payments for 22 home sales, 7 of which was for a new home. There are 19 pending sales, 9 of which are new homes.

**V. Committee Reports**

**A. Security**

Tom Thies, Chair of the Security Committee was absent. No report.  
Resident Dennis Ross noted that the USPS mailbox on Crown Colony was broken into and mail stolen on July 13.

**B. Architectural Committee**

Reg Harman, Chair of the Architectural Committee reported that he is still in need of assistance and thanked Ken Jacob for researching some of the older complaints.

**C. Governmental Affairs I**

Vice President, Ken Jacob reported on a July 3 OCHOA meeting on buyouts with the City of Austin Watershed and Real Estate departments. WPD/Real Estate confirmed the offer of \$7,850 per property purchased in return for removing them from the CC&Rs. However, this could only be done by approval of 2/3 of the registered homeowners in Onion Creek. Details of future use of the properties by the COA would still have to be agreed. More discussions are needed to make a board decision. WPD is pushing for a meeting with the OCHOA Board leading to another community meeting in late Summer to determine how to deal long-term on the purchased properties (maintenance, limits on development, use of properties, future sale)

On July 10, WPD briefed a committee of the Austin Environmental Commission on new city code initiative based on the National Weather service study, called the Atlas 14 Initiative, revising the existing flood plains and the rules for development and redevelopment within them.

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It will take more than two years to redraw floodplain maps, but on an interim basis, they intend to:

- a. Change current 100 year floodplain boundaries to 25 year floodplain;
- b. Change current 500 year floodplain boundaries to 100 year floodplain.

The immediate result would be a significant increase in Onion Creek properties falling within the 100 year floodplain. WPD is submitting a new city code change to restrict new development in the flood plan unless it meets more stringent elevation above potential flood levels.

They have stated that "WPDs first adaptive management strategy is to focus on floodplain regulation in the interest of public safety", not on mitigation solutions to protect existing developed properties.

WPD says they have discussed the merits of Regional cooperation on flood mitigation with both Travis & Hays Counties & found that Hays is not interested as they don't feel they have the same flood risk. We need to confirm this with the counties.

### **D. Communications**

Robb Edgecomb, Communications Chair reported that we are now set up on our website to take credit card payments. The board is looking at migrating to another website provider company. The deadline for submissions to the September-October newsletter is August 1.

### **E. Development/ Infrastructure**

Rose Mary Gómez-Meade, committee member, reported on various developments in the area.

A letter has been drafted and is in review by the board protesting Star Furniture's future store site plan. The protest is based on their payment of a RSMP fee in lieu of on-site storm water storage, which does nothing to mitigate the flooding issues and perhaps increases the amount and velocity of water in Onion Creek during storm events.

The Wayside School building is nearing completion and a Certificate of Occupancy is expected by July 20. A Meet-the-Teacher night is scheduled Sat. July 21. School begins Wednesday, July 25. Wayside intends to be a good neighbor in managing the traffic flow, which may take a few weeks to find the most efficient methods, so please be patient. Wayside will contact homeowners along the common boundary in the fall, when temperatures drop, for better tree planting conditions to satisfy promised privacy landscaping.

### **F. Crisis Management Team**

Crisis Management Team Chair, Leanne Noskey was absent. Her committee is working on the final draft of the Crisis Management Manual and several safety-related communications.

### **G. Neighborhood Watch**

Martie Owan, Neighborhood Watch Chair reported that plans have been finalized for National Night Out. She is working with Crisis Management on a Community Wildfire Protection Plan, and coordinating with the Neighborhood Watch evacuation committee on evacuation route(s). She also distributed copies of a Disaster Supply Kit assembly directions.

### **H. Traffic Control**

Carolyn Dyer, Traffic Control Chair provided reports from the solar speed signs. She recommended gathering data for three months then communicating with homeowners about next step to slow down speeders in our neighborhood.

She also noted that the delineators that were installed on the IH-35 overpass southbound are still in place, though many of the northbound access road ones have been knocked down.



**I. Landscape/Parks**

Landscape/Parks Chair, Stuart Osantowski introduced committee member Dick Perrone, who reported that they are close to getting the last electric-powered meter installed correctly on the front section of Onion Creek Parkway. He also showed a diagram of a proposed irrigation system for the sunny portion of Sullivan Park. They will make a request of the club for use of pond water for approximately 9,000 gallons per week. He noted that if the club approves water usage, the whole project would cost about \$25,000 to install.

**J. Insurance**

There was no report

**VI. Old Business:**

Regarding ongoing problems with dead brush piles visible on the golf course near River Plantation Drive, Mike Rodriguez reported that no action had been taken by the club despite repeated complaints about the fire hazard and appearance.

Regarding flood buyout status, Mike reported that eight (8) of the initial ten (10) homes had been purchased by the City and demolished. One more is soon to be demolished. The city reported that no agreement has been reached with the tenth homeowner. The city has contacted 40 of the 50 homeowners in phase one of the voluntary buy-outs. One owner has already accepted a buyout offer.

**VII. New Business:**

No new business

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

Recording: Susan Dunning

Approved August 16, 2018

  
Kathy Lahaye, Secretary