

**ONION CREEK HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**August 16, 2018**

I. The regular monthly meeting of the Onion Creek Homes Association meeting was held on August 16, 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, Rose Mary Gómez-Meade, Ken Jacob, Kathy Lahaye, and Tom Thies

Board members who were absent: Robb Edgecomb, Reg Harman, Leanne Noskey, Martie Owan, Stuart Osantowski

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

**II. Guests:** Lorrie Stonestreet and Dennis Ross

III. Carolyn Dyer moved to approve the July 19, 2018 board meeting minutes; Wendy Braniff seconded; the vote was unanimous.

**IV. Treasurer**

Treasurer Kathy Lahaye reported that the total YTD revenue for July was \$412,778 which is \$17,229 more than budgeted. The total YTD operating expenses for July were \$246,729, which is \$74,629 under budget. The net revenue over expense YTD was \$166,050. Cash balances at 7/31/18:  
Operating - \$381,832; Reserves - \$129,170; CD - \$100,841

**Delinquent Accounts**

Susan Dunning, Office Manager reported that since our last meeting, we have received 2 partial payments and 5 full payments on delinquent accounts totaling \$3,094. Subsequently, on August 13 we received the semi-annual delinquent report from our bookkeeper. We have 194 accounts for which payments are late, totaling \$27,412. We also have 42 who have now graduated to the one-year delinquent list, totaling \$12,276. The most troubling are 23 homeowners whose more-than-two-year delinquent accounts total \$20,030.

Since the last board meeting, we have received payments for 12 home sales, 7 of which was for a new home. There are 24 pending sales, 3- of which are new homes and 3 of which are buyouts.

**V. Committee Reports**

**A. Security**

Security Committee Chair, Tom Thies reported there were 10 APD property-related incidents in Onion Creek in July, compared to 106 in the surrounding 2.5 mile area. Security made 195 contacts with residents, 131 of which were open garage doors and 23 complaints.

**B. Architectural Committee**

Reg Harman, Chair of the Architectural Committee was absent. No report.

**C. Governmental Affairs I**

Vice President, Ken Jacob reported that Rep. Paul Workman is following up with Hays and Travis Counties regarding progress on the Interlocal Agreement on Onion Creek flood mitigation. There was a brief discussion of the Atlas 14 Project (part of a nationwide effort led by the National Weather Service and, in Texas, by the Texas Water Development Board; to review the history of flooding and identify what steps for flood planning and financial investment should be taken in the future. As far as Austin (and Onion Creek) is concerned, it may inform how future development in flood plains takes place. The Austin Watershed Department has initiated a change to Austin city code to establish a new interim flood map. They plan to submit it to City Council in October.

He further announced two upcoming candidate forums. On September 12 the South Austin Neighborhood Association (SANA) and the League of Women Voters will co-sponsor a forum for State Representative 47 candidates, Paul Workman and Vicki Goodwin. On October 9, SANA is planning a forum for City Council members District 5 and District 8, and Mayoral candidates.

**D. Communications**

Susan Dunning reported for Robb Edgecomb that we have received a proposal from Austin Web Design for website redesign and programming. The cost to convert all our current website data and functionality is approximately \$3,800. Annual service would be \$300 vs. \$2,136 from our current vendor. Once the board has approved the expense, it will take approximately six weeks to complete.

**E. Development/ Infrastructure**

Wendy Braniff reported on various developments in the area...

**Mansions at Onion Creek:** An Application for Approval of Site Plan received for 12000 S IH 35 southbound service road (SW corner of Onion Creek and SB I 35). The 45 acre tract is planned for a 435-unit apartment complex. Three water quality and two storm water detention ponds are included in the site plan.

**Turners Crossing:** Application for a subdivision has been filed for 13023 N. Turnersville Road, a 471 acre tract, located on the SE corner of Turnersville Road at FM 1327, and is split into two +230 tracts as it crosses I-45 E. It includes for single, multi-family and commercial/retail, including 1,384 lots.

**Vistas of Austin** –Notice of Public Hearing for Subdivision received for 1834 Old Lockhart Road, a 125 acre development comprised of 562 lots (550 single family, 5 open space, 5 water quality and 2 park).

**Circuit of the Americas:** Zoning change proposed from Rural Residence District to PUD (Planned Unit Development) district, which is intended for large or complex developments under unified control planned as a single contiguous project.

**Star Furniture:** Letter is still pending final approval by OBHOA board. Furniture store site plan filed for the NW corner of OC Parkway @ I 35 SB access road - developer paid RSMP fee in lieu of on-site storm water storage does nothing to mitigate the flooding issues and perhaps increases the amount and velocity of water in Onion Creek during storm events, which may increase flooding of homes in Onion Creek subdivision. Other similar sites include: Valero Gas Station, Caliper Collision, Volkswagen Dealership, Lenox Springs Phase II and Riddell Family/ Double Creek Residences.

**Wayside School:** School began Wed. 7/25. Traffic flow for the first few days was pretty slow along Bradshaw. More recent reports indicate better traffic flow in the afternoons. An issue regarding 5 am dumpster service was raised and changed to afternoon service. Wayside will contact homeowners along the common boundary in the fall, when temperatures drop, for better tree planting conditions.

**F. Crisis Management Team**

Crisis Management Team Chair, Leanne Noskey was absent. No report.

**G. Neighborhood Watch**

Martie Owan, Neighborhood Watch Chair was absent, therefore there was no report.

**H. Traffic Control**

Carolyn Dyer, Traffic Control Chair recommended that the board review one more month of data from the solar speed devices on River Plantation before making a decision about moving them to another location. She also recommended a survey be conducted of the people who routinely drive River Plantation Drive regarding speed calming devices.

Regarding the traffic on Bradshaw around Wayside School, she reported that our police liaison said there would be one or two policemen on site from 7:00 to 8:00 am and from 3:00 to 4:00 pm daily for the near future. Wayside has employed three buses with off-site drop-off and pick-

up in various parts of town to help alleviate the traffic problem. They are also staggering the start and end times for different grades.

**I. Landscape/Parks**

Landscape/Parks Chair, Stuart Osantowski was absent. His written report provided an update on several completed repairs, and on the City of Austin Arborist's assessment of dying trees at the entrance of The Pointe. The committee is still securing bids for the irrigation system in Sullivan Park.

**J. Insurance**

Insurance Committee Member, Tom Braniff provided no report.

**VI. Old Business:**

Mike reported that there was no club update. Algae in the pond is still an issue in spite of the efforts the club has made. The removal of their brush pile is beyond our control.

He also reported that the City of Austin has told him that starting in the March through October growing season, the vacant lots will be mowed six times. The City of Austin Watershed Department is planning a meeting at the club to discuss future land use for the newly city-owned vacant lots.

**VII. New Business:**

Mike reported that he received a letter of resignation from board member Leanne Noskey. He will be making an appointment to fill her spot.

He asked interested parties to meet on Wednesday, August 22 to discuss how to best address CC&R violation complaints.

He will also be appointing a nominations committee chair prior to the next meeting.

The meeting was adjourned at 6:10 p.m. by President Mike Rodriguez.

Recording: Susan Dunning

Approved September 20, 2018

  
\_\_\_\_\_  
Kathy Lahaye, Secretary