

ONION CREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
September 19, 2019

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held on September 19, 2019 at the Onion Creek Country Club and called to order by President Mike Rodriguez at 4:05 p.m.

Board members attending were: Wendall Braniff, Carolyn Dyer (by phone), Scott Hutchinson, Kathy Lahaye, Jerry Patterson, Martie Owan, and Mike Rodriguez.

Board members who were absent: Kathy Pillmore, and Stuart Osantowski. Also attending were: Susan Dunning and Annette Waller (HOA office staff).

II. Guests: Barbara Birdwell, Reg Harman, Judy Carter, Bob Dehm, Lorrie Stonestreet, Dick Perrone, Officer Gamboa (APD), Elpi Constantinou, Drosulla Constantinou, Mary Jo Benton, Paul & Donna Kreuzer, George Gerken, Joe & Patty Tully, Arthur Fogg, Doug Cameron, Louis Castillo, Jim Knight, Lupe Cuellar, Lillie Cameron, Will Jansen, Becky Yon, Don Nowakowski.

Guests spoke of concerns about speeding on River Plantation and Pinehurst.

III. Wendy moved to approve the July 18, 2019 board meeting minutes; Scott seconded; the vote was unanimous.

Wendy moved to approve the August 17, 2019 board meeting minutes; Scott seconded; the vote was unanimous.

Wendy moved to approve minutes of the August 22, 2019 electronic board vote; Scott seconded; the vote was unanimous.

Wendy moved to approve the August 29, 2019 special board meeting minutes; Scott seconded; the vote was unanimous.

IV. Treasurer

Treasurer Kathy Lahaye reported the total YTD revenue for August was \$436,606 which is \$24,618 less than budgeted. The total YTD operating expenses for August were \$281,188, which is \$63,493 under budget. The net revenue over expense YTD was \$155,418. Cash balances at 08/31/19: Operating - \$422,297.78; Reserves - \$147,835.50; CD - \$102,652.20

Delinquent Accounts & Home Sales

Susan Dunning, Office Manager reported that from the August list of delinquent accounts the office has received 9 payments in full and 3 partial payments for a total of \$5,219. The current outstanding delinquent accounts total \$40,669. The office has received payments on 3 home sales. There are 21 pending sales, one of which is a new home.

V. Committee Reports

A. Security

Security Committee Chair, Scott Hutchinson reported that security officers had 146 interactions with residents. Open garage doors continue to be the most common cause of contacts. Bids are being received from companies wanting our security business. The proposals will be considered at a later date.

B. Governmental Affairs

Jerry Patterson, chair of Governmental Affairs Committee reported that the COA was having a public hearing about the issue of homeless individuals. No report as to any new action.

Code Next Part Deux indicates "transition zones" for high density infill residential development will be proposed. There are areas being considered for the OC area, in fact overlapping our subdivision.

The Watershed Department provided an overlay map of the various flood plain areas. A copy will be available to view in the OCHOA office.

C. Communications

Kathy Pillmore, Communications Chair was absent, but provided a written report. The November/December newsletter will be sent to the printer by mid-October. It will contain information about the January general membership meeting, holiday office hours, and articles (that should be) of importance to our residents.

I have communicated with the printer (Paragon Printing) who tells me that no increases in the price of printing 1750 copies/ mailing 1650 of them are expected for 2020....that is unless we increase the print quantity and/or the post office increases their postage rate.

D. Architectural Committee

Chair of the Architectural Committee Cecily Raiborn submitted her resignation. Mike is filling in until a replacement can be secured.

E. Neighborhood Watch

Martie Owan, Neighborhood Watch Chair reported that the main event for Neighborhood Watch—**NATIONAL NIGHT OUT**- has been set for Tuesday, October 1, 2019 from 6:30-8 pm. Plans and reservations are already being made. Once again, the notice will go out to the neighborhood that asks to PLEASE come to the main event-rather than scheduling individual events.

An additional way to serve as part of Neighborhood watch has been set-up and volunteers were trained as part of our Dog Walker Watch program. Officers Gamboa and Veronica Saldate did the training of 15 interested Volunteers. There was a review of what the Neighborhood program is about, its focus and how volunteers are the most important part of having a safe community. The aspect of observation of people and cars was stressed and practiced as part of the training. Also, you can be part of this program without walking a Dog—just being a Walker adds great depth to the program.

The list of the current needs for NW to be a complete community Program will be emphasized and a sign-up will be available at the NNO

F. Traffic Control

Carolyn Dyer, Traffic Control Chair was absent, but provided a written report. She has requested TXDOT replace missing delineators for the markings on the Turn Around Lane on the south service road at the Onion Creek overpass

Regarding the Neighborhood Partnering Program application to complete the building of the sidewalk along Pinehurst Drive, the City will be getting back with Carolyn by the end of this month as October 1st is the next cutoff date for scheduling the work.

After conversations with OC resident, Doug Cameron, Carolyn spoke with Curtis Beaty, the South Area Transportation Engineer for Austin. He informed Carolyn that they would be presenting a new Speed Management Program to the city council to be looked at and voted upon this month.

G. Development/ Infrastructure

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

Cascades at Onion Creek West (Phase I) and Cascades Multi-Family – 11601 I 35 northbound service road and 11811 S IH 35 northbound service on south bank of Onion Creek between I 35 and along OCC Hole #3 south of OC subdivision. Two tracts, consisting of 88 and 117 acres respectively, upon which applicant is proposing to construct 44 single family detached, 116 multi-family low rise and 500 multi-family mid-rise units (totaling 660 units) to include buildings, clubhouse, mail building, laundry building, maintenance building, parking, sidewalks, drive aisle, stacked water quality and detention, park trail, pond, water, wastewater, and drainage with associated improvements. 24-hour two-way traffic volume of 8,294 requires a directional traffic signal at diamond interchange of S. I35 and OC Parkway and restriping of

east-, west and south-bound lanes. The site is within an urban watershed and proposes a wastewater line within the critical water quality zone requiring a functional assessment and riparian restoration. The drainage will be routed to two proposed water quality/detention ponds designed as sedimentation- filtration with detention within the east pond. Case Numbers C8-2018-0181 2019-157927 SP

Oaks @ Slaughter 8409-8417 S. Congress Avenue (W side of I 35, N of HEB tract on I 35 southbound service road) and **HEB** - 8700 S IH 35 southbound service road, at corner of Slaughter and I 35 southbound service road. HEB proposes subdividing 18.762 acres into 10 commercial retail lots and a public right-of-way. Ralph Albalanedo Drive will be extended through the property in a 62 feet right of way. Storm improvements are located along Ralph Albalanedo Drive as well as the private drive and will convey storm water to a proposed detention and water quality pond. Case Number C8-2018-0109. Site plan application for a fuel station and car wash. Case Number SP-2019-0302C.

2201 Onion Creek Parkway - 2 acre tract at south corner of entrance to subdivision on Onion Creek Pkwy at I 35 northbound access road. The tract has been sold to Westlake Dermatology. RSMP fee paid in lieu of onsite storm water detention.

Copperstone - NE corner of FM 1626 at Polk Road and abutting the railroad tracks at the back of the site in Manchaca. Meritage Homes is proposing a 158-unit detached condominium and associated site improvements. (Travis County)

Texas Regional Landfill – 9924 FM 812 Road – applicant is proposing to increase the footprint of waste disposal to 118.8 acres.

H. **Landscape/Parks**

Landscape/Parks Chair, Stuart Osantowski was absent, but provided a report. We are replacing 4 viburnum bushes at the entrance of River Plantation Dr and Bradshaw Rd due to water irrigation problems. OC Club had preventing us from being able to irrigate the bushes for 10 days. The beautification project for both entrances into Legends Way at Lehman Way and River Plantation Dr is complete.

I. **Nominating Committee**

Jerry Patterson, Chair on Nominating Committee reported that Board recruitment so far has resulted in one hard commitment and two other applications picked up. Homeowners are encouraged to contact Jerry Patterson or the HOA office if they would consider serving on the board.

VI. **Old Business:**

Proposed park in Legends Way update: Landscaping & Parks Committeeman Dick Perrone presented a proposed plan to create a third park in our neighborhood located in Legends Way, including a diagram showing proposed development.

OCC: pond status: Mike had a meeting scheduled with the club general manager, whose departure from the position happened one day prior to his meeting.

Status - OC streets: no new information from the City.

Pickle Ball Court: no action taken. Stuart was absent, so the proposal was tabled for later.

VII. **New Business:** none

The meeting was adjourned at 6:33 p.m. by President Mike Rodriguez.

Recording: Susan Dunning

Approved October 17, 2019



Kathy Lahaye, Secretary