

ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

October 20, 2022

FINAL

I. Call to Order The regular monthly meeting of the Onion Creek Homeowners Association was held Thursday, October 20th at Onion Creek Club. The meeting was called to order by President Jerry Patterson at 4:03 p.m.

Board members attending: Martin Benavides, Chris Burges, Fred Blood, Beth Cubriel, Jerry Epting, Brad Glendenning, Jerry Patterson, Kathy Lahaye, Dick Perrone and Tom Thies.

Board members absent: Darcy Hansen and Ken Fess

Also attending: Denise Cadell and Jane Redding, HOA office staff.

II. Recognize Visitors/Guests

Guests attending: J. D. Hale, Dagoverto Zavala, Rob Record, Cathy Miller, and G.L. Paczosa. Jerry welcomed our guests and thanked them for attending.

III. Approval of Minutes

Dick Perrone moved to approve the September 15, 2022, board meeting minutes, Chris Burges seconded; the minutes were unanimously approved.

IV. Financial Report – Kathy Lahaye, Treasurer

Kathy reported the total YTD revenue for September was \$489,085 which is \$4,931 under budget. Total Operating Expenses: The total YTD operating expenses for September were \$387,781 which is \$20,526 under budget. The most significant variances to budget were as follows:

Landscape – Scheduled was \$1,356 over budget, Landscape – Other was \$5,133 under budget, Park Maintenance was \$26,025 over budget, Security was \$35,184 under budget, Neighborhood Expense was \$1,083 over budget, Legal was \$3,204 under budget and Newsletter was \$1,547 under budget and Salaries were \$2,197 over budget.

The net revenue over expense YTD was \$101,303.

Cash balances as of 09/30/22:

Operating - \$320,774.06

Reserves - \$118,291.63

Kathy advised that there will likely be a 10% increase in HOA dues beginning in 2023. She asked all board members to review expenses and upcoming contracts to determine budget expenses for 2023.

V. Office Report - Denise Cadell

Denise reported that since the September 15th board meeting six home sales have closed and eight are currently pending.

The latest delinquency report received from Terri Giles indicates a balance of \$19,717.82 owed from residents in unpaid HOA dues. Office staff will continue to reach out to residents via phone and e-mail to collect remaining debts.

VI. Committee Reports

A. Volunteer Security Patrol – Chris Burges

Chris advised that he spoke to Captain Antonio Tobias with Smith Security and volunteer security drivers are still needed during the 10 p.m. to 6 a.m. shift. Residents are encouraged to volunteer.

B. Development/Infrastructure – Jerry Epting

Jerry reported on the four proposed developments of interest near Onion Creek:

- Project Name: 54th Street Restaurant and Draffhouse. The applicant is proposing a restaurant with associated improvements. The location is approximately 4.3 miles from OC at 127 E Ralph Ablanedo Dr.
- Project Name: DGC Office and Warehouse. The applicant is proposing construction of office/warehouse building along with associated improvements. The location is approximately 8.6 miles from OC on 7713 Dee Gabriel Collins Road.
- Project Name: Dry Creek Ranch. The applicant is proposing to construct a residential development with associated improvements. The location is approximately 10 miles from OC at 10203 Rodriquez Road.
- Project Name: Sage @ Franklin Park. The applicant is proposing an Amendment Request to change the future land use designation for the specified property within Southeast Combined Neighborhood Plan from Single Family to Multifamily Residential. The location is approximately 8.5 miles from OC at 4500 Nuckols Crossing Rd.

C. Crisis Management/Neighborhood Watch – Beth Cubriel/Fred Blood

Fred reported that National Night Out was held on Tuesday, October 4th and the event proved to be a fun filled evening. The HOA once again provided light snacks for the gatherings. A special THANK YOU to the following residents who served as host and hostesses: Fleming and Heather Seay, Greg and Christina De Winne, Kathy Risien and Jane Redding, Chris Burgess and Cody Beauchamp, Mavi Chapa, Sergio Villegas and Stephanie Cerda, and Dagovertto Zavala.

D. Traffic Control – Brad Glendenning

Brad reported that he contacted city officials about the speed monitoring signs to determine why we weren't notified that data collection was being done earlier this year. He also expressed concerned about why the signs were leaning and what it will take to get them properly aligned. Since Onion Creek actively participated in paying for them, we would like to see that they are properly maintained. One resident suggested that one of the signs be moved since it is not in the best location. The city advised they would send someone out to review this suggestion.

Brad also questioned if the city had information about the road planned to connect to Bella Fortuna Drive. They responded they had no knowledge of this road because it is outside of their jurisdiction. Brad is trying to determine who the correct contact is so that he can reach out to them to gather information about the entrance/exit ramps and to determine when the road will be built.

Brad is reaching out to residents who had volunteered to assist him in street re-marking and replacing missing signs in the neighborhood. He'd like to see this project completed before the end of the year.

Brad has contacted Richard Mendoza with the city asking him to identify which streets need to be resurfaced (now that all the homes purchased by the city have been demolished) and to determine when that will project will be completed.

Brad has tabled the Onion Creek entry sign project until 2023.

Marty Benavides suggested that we have a city limit sign installed on Boca Rotan Drive. Having a sign installed here would make it illegal for vehicles to park in this area of the street. Dick volunteered to work with the city to get this accomplished.

E. Legal – Darcy Hansen

Darcy was unable to attend and had no report.

F. Government Affairs – Fred Blood

Fred reported that the HOA hosted a City Council District Candidate Forum at Onion Creek Club on October 12th. Ann Kitchen, who has represented Onion Creek is term limited and is not allowed to run for re-election. All candidates attended or had a campaign representative attend on their behalf. More than 90 residents attended, and our goal was to provide residents with information to cast an informative vote in the November City Council election.

G. Landscape/Parks – Dick Perrone

Dick reported that two dead hackberry trees were removed from Sullivan Park and two other trees were trimmed to give greater height over the sidewalk area. Onion Creek Club hauled in a load of topsoil and spread it over the uneven areas of the park. Digging had occurred and although no leak was discovered, it was determined that the source of the leak in our park was water seeping through the tree roots adjoining the berm of the pond. Because this is Onion Creek Club property, they have hired an engineering firm to design some type of structure to block the seepage. The projected cost is over \$100,000.00.

Dick reported that his recent discussions with the Onion Creek Club representative indicated they are in discussion with the city of Buda to purchase "grey water" and to shut down the wells or combine well water and "grey water". This option would reduce their use of regulated well water and the quantity is reduced when the golf course needs the water the most. If the pond is not completely full, then the seepage is reduced and the area around the pond remains dry. Our park land area became usable during the months of July through September. The pond land area is owned by Onion Creek Club from Pinehurst Bridge to the spillway and the immediate area at the top of the berm on the east side adjoining Sullivan Park. The club also has an easement from the well locations to the pond via an underground pipe crisscrossing the property west of IH-35 to the drainage ditch adjoining Jack Brown Cleaners. The actual well locations adjoin The Knolls of Slaughter Creek sub-division 50 yards west of the first left turn curve of FM 1626. We are hoping to see a solution to this problem very soon.

Dick reported that all homes purchased by the City of Austin have been demolished and all debris from the lots have been removed.

H. Communications – Beth Cubriel

Beth advised that Kathy Pillmore is stepping down from her position as layout and design editor of our bi-monthly newsletter. She has been a tremendous help to all involved and has done an amazing job in keeping our residents informed with ongoing Onion Creek information. We owe Kathy a huge THANK YOU!! Chris Burges has graciously volunteered to step in and fill that role beginning in 2023.

Beth suggested that we allow *Learning Bridge*, a non-profit organization to place an ad in the January edition of the newsletter at no cost. The board agreed.

I. Architectural Control/Rules & Enforcement– Ken Fess & Martin Benavides

Ken was unable to attend but provided the following report.

COMPLAINTS RECEIVED:

- New (14 Sep – 17 Oct):	45
- Open (27 Jun – present):	104
o Mold on houses/Fences	32
o Parking violations	22
o Yard maintenance	22
o Trailers improperly stored	7
o Unauthorized signs	5
o Unauthorized flags	2
o Other violations	14
o	
- Closed (1 Jan – present):	102
- Processed to date:	206

Working issues- Legal requirements for establishment of policy implementation beyond CC&Rs by HOA's.

The Architectural Control Committee has processed 135 requests this year and they currently have approximately 15 open requests.

BOD Actions Requested-Determination of rules for signs and flags and establishment of policy thereto.

Working Issues-Legal requirements for establishment of policy implementation beyond CC&Rs by HOA's.

J. Security- Tom Thies

Tom reported that crime in Onion Creek remains low when compared to the areas surrounding our neighborhood. APD responded into our neighborhood for the following.

- 10-13-22 Theft of mail, 11000 block of River Plantation Drive.
- 10-13-22, DWI Arrest, Wild Dunes area (OC security boxed in the vehicle) until APD arrived.
- Deceased person found in a van at The Shops parking lot, APD investigating
- 10-6-22 Unknown response

The surrounding area APD responded to

- Robberies- 2
- Assaults- 9

- Thefts- 12
- Arrest-9
- Burglaries- 7
- Other- 11

Smith Security staffing has improved but continues to struggle on adequate coverage. They recently hired an Onion Creek resident who will work the night shift on a part time basis.

VII. Old Business

Security Officers Pay Raise

Tom distributed a handout which outlined payroll considerations for our security officers beginning in 2023. The working group and Ken Roe met on October 5, 2022, to discuss staffing issues, payroll increases and bonuses. They discussed ways to help Smith Security hire and retain qualified officers. The group felt that a slight pay increase in the officers' hourly rates and the opportunity to earn a quarterly bonus was necessary. This ensures that we are in alignment with other HOA's and government entities who hire security officers. In order to earn the bonus, we may need to create some type of performance measures per se that officers would have to meet before the bonus would be paid. Tom will work on this to determine exactly what those performance measures would look like. Longevity would be a factor. We'd have a certain pocket of money to use each quarter specifically for the bonus pay-out. Treasurer Kathy Lahaye who attended the meeting will make the necessary adjustments in the 2023 budget to allow for the increase.

Beth Cubriel moved to approve the payroll increase and Longevity/Performance Program (bonus plan) as presented, Marty Benavides seconded, the motion was unanimously approved.

Tom Theis moved to approve the 2022 Christmas bonus plan as presented, Marty Benavides seconded, the motion was unanimously approved.

Clarification of Neighborhood expense from September

Kathy Lahaye will follow up with our accountant to determine what the \$6,469.00 Neighborhood expense was for in September.

Onion Creek Times Newsletter Ads

Jerry Patterson brought up the topic of advertising in the *Onion Creek Times* and wanted to ensure we are fair in how we approach newsletter advertising. One of our advertisers who also purchases an ad each month is receiving additional name recognition because he provides the Yard of the Month winners. Jerry wants to ensure that we are not accused of showing favoritism. Kathy Lahaye mentioned that it doesn't allow competitors to get this type of recognition, so we need to thoroughly review this topic. Jerry will reach out to our advertiser to personally discuss this with him.

VIII. New Business

Flag Display Policy

Jerry stated that at the October 20th board meeting, we adopted a flag display policy that said only U.S., Texas and military flags would be allowed. Allowing other flags would open us up to viewpoint discrimination. After preparing the article for the November/December newsletter Jerry felt it was not explained clearly and may not be received well by residents. Jerry decided to approach this policy differently. This new policy would ensure there is no viewpoint

discrimination and basically, it would allow the statutory flags and any other flag a resident would want to fly. It would be for a limited period and every flag would be created equally.

The three options would be as follows:

1. No more than ___ days.
2. No more than ___ days per ____.
3. No more than ___ cumulative days per year.

If everyone agrees with this idea, we will vote at the November meeting. This will allow us to create a new policy that states we are treating everyone the same. Jerry will prepare the new policy and Darcy Hansen will review it before we vote on one of the above options.

For the sign's policy, Jerry suggested we follow the same procedure. Any sign that you want to display would be limited for a specific number of days. (Roofing Contractor, Support your favorite charity, etc.) Our Political Signs Policy refers only to political signs prior to an election and that policy will remain the same. Jerry agreed to draft a signs policy and have Darcy review it prior to the board voting on it. If a policy is written that ensures no viewpoint discrimination and a resident decides to take us to court, we have a record of enforcement.

Security Officers Christmas Bonus

Tom advised we have provided Christmas bonuses to the officers in past years, and we will continue to do so this year. Since the Longevity/Performance Program motion has been approved, future Christmas bonuses could be discontinued beginning in 2023 since bonuses would be paid quarterly throughout the year.

Nomination Committee Report

Dick Perrone provided a handout listing the names of the board members and their term limits. Board members elected at the general membership meeting on January 22, 2022, for two-year terms were Martin Benavides, Fred Blood, Jerry Epting, Ken Fess, and Brad Glendenning.

Current board members Chris Burges, Beth Cubriel, Jerry Patterson, and Dick Perrone have one year left to serve.

Darcy Hansen and Kathy Lahaye, incumbents were elected for two additional years. Tom Thies was appointed in the spring to complete the remainder of Sanders Gibbs one year term.

In January 2023 the following board members will run for a two-year term: Beth Cubriel, Jerry Patterson, Dick Perrone and Tom Thies.

Fred Blood, Martin Benavides, Chris Burges, Jerry Epting, Ken Fess, Brad Glendenning, Darcy Hansen and Kathy Lahaye will complete their second year on the board.

Each of the twelve listed individuals have committed to serve the Onion Creek HOA Board for 2023. We are very fortunate to have such dedicated neighbors to serve our community. THANK YOU to all.

IX. Meeting Adjournment

With no further business, President Jerry Patterson adjourned the meeting at 6:14 p.m.

The next meeting will be held on Saturday, November 19th at 10 a.m. at Onion Creek Club.

Recording Secretary- Denise Cadell

Approved:  2022

11/17/2022

Kathy Lahaye, Secretary