

ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

Thursday, November 17, 2022

FINAL

I. Call to Order The regular monthly meeting of the Onion Creek Homeowners Association was held Thursday, November 17th at Onion Creek Club. The meeting was called to order by President Jerry Patterson at 4:00 p.m.

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

Board members absent: Brad Glendenning and Darcy Hansen

Also attending: Denise Cadell and Jane Redding HOA Office Staff

II. Recognize Visitors/Guests

Guests attending: Kathy Pillmore, Rosy Moore, Chris Green, and Dennis Ross

Jerry welcomed our guests and thanked them for attending.

III. Approval of Minutes

Chris Burges moved to approve the October 20, 2022, board meeting minutes, Marty Benavides seconded; the minutes were unanimously approved.

IV. Financial Report – Kathy Lahaye, Treasurer

Kathy provided the following report:

Total Revenue: The total YTD revenue for October was \$509,024 which is \$3,348 over budget. Total Operating Expenses: The total YTD operating expenses for October were \$433,898 which is \$20,032 under budget. The most significant variances to budget were as follows:

Landscape – Scheduled was \$1,601 over budget, Landscape – Other was \$5,827 under budget, Park Maintenance was \$30,632 over budget, Security was \$37,238 under budget, Neighborhood Expense was \$1,433 over budget, Legal was \$3,229 under budget and Newsletter was \$3,297 under budget and Salaries was \$2,302 over budget.

The net revenue over expense YTD was \$75,126.

Cash balances at 10/31/22:

Operating - \$292,872.96

Reserves - \$119,722.65

Rosy Moore-resident questioned if we were using multiple bank accounts due to the cash balance we have on hand. Since the FDIC insured limits only cover up to \$250,000.00, she wanted to be sure our money was insured. Kathy Lahaye confirmed the cash balances held at Truist Bank and Regions Bank are below the FDIC insured limits.

V. HOA Office Report – Denise Cadell

Denise reported that since the last board meeting on October 20, 2022, four home sales have closed and seven are currently pending.

The latest delinquency report received from Terri Giles indicates a balance of \$10,895.90 owed in unpaid HOA dues. The office collected \$8,821.92 from residents within the last 30 days. A delinquent balance of \$1,143.88 was paid on November 11th resulting in the release of a lien which had been initiated in 2019. Currently we have two open liens on Onion Creek properties.

Rosy Moore, resident asked how many accounts we currently have in Onion Creek, Kathy Lahaye confirmed there were 1404 residential homes, 14 lots, and 12 commercial accounts, for a total of 1430 properties.

VI. Committee Reports

A. Volunteer Security Patrol-Chris Burges

Chris had nothing new to report.

B. Development/Infrastructure – Jerry Epting

Jerry reported the proposed developments of interest near Onion Creek.

- Project Name: 4500 Nuckols Crossing Road. Applicant is proposing zoning change from single-family residence (standard lot) district to Family residence. Approximately 8.8 miles from OC.
- Project Name: Elmo Retail Center 2609 E. St Elmo Road. The applicant is proposing a commercial development consisting of a 9048 SF general retail bldg. along with associated improvements. Approximately 7.9 miles from OC.
- Project Name: Sage @ Franklin Park. Applicant is proposing a change of land use from Single Family to Multifamily Residential. Approximately 4.4 miles from OC.
- Project Name: Oak Hill Highline located at 1802 Oak Hill Lane. The applicant is proposing a multi-family complex with associated improvements. The location is approximately 1.2 miles from OC.
- Project Name: LMG Warehouse Austin located on 8016 Burleson Road. Applicant is proposing the construction of a commercial warehouse building with associated improvements. Approximately 11 miles from OC.
- Project Name: Project name Burleson & Ben White located at 3507 Burleson Road. Applicant is proposing a land use designation change from Office to Commercial and Single Family to Mixed Use. Approximately 5.4 miles from OC.

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

Beth reported we are currently “crisis free”.

D. Traffic Control – Brad Glendenning

Brad was unable to attend and had nothing new to report.

E. Legal- Darcy Hansen

Darcy was unable to attend but she reported that sixteen 'Demand for Payment' letters were mailed out on October 27th. As of November 16th, five residents have paid their past due amounts in full. Three residents have contacted the office and have agreed to pay within the next few weeks.

F. Government Affairs – Fred Blood

Fred reported water meter valves were being replaced on lots where homes have been torn down and questioned the validity. Kathy Pillmore advised that the water department suggested we leave the meters in place in the event that we need to work with the city in developing that land in the future. The water lines on those lots were also left in place. Kathy advised Fred that she would provide him with the name of the individual in charge of water lines and meters with the city of Austin.

G. Landscape/Parks – Dick Perrone

Dick reported the City of Austin Parks Department finally mowed the large tract of land adjoining Legends Way on Bradshaw Lane south of River Plantation. Mulch was placed in all beds on the North berm of the Parkway.

On October 20th the Barton Springs Edwards Aquifer District declared Critical Drought Stage Three because one of the wells monitored by the district passed below it's drought stage. This is the first of this type of declaration since October 2013. This declaration includes Edwards and Trinity wells. The main issue of this declaration is that the club must reduce their use of their well water to irrigate the golf course and to water the common areas. Failure to follow the rules can result in heavy fines.

The 137 homes purchased by the City of Austin for flood mitigation have been removed and all 137 lots have been leveled and cleaned of debris. Nine homes refused the city buyout. The next step in the process is that the city will remove the driveway approach and close the curb opening. Once the city completes this final process the program is complete. Due to lack of resources, Dick received notification from the city that the earliest this work could start is late spring or early summer 2023. The city is responsible for the maintenance of the 137 lots, controls the use of the property and is liable for happenings on the property. The future use of the land will be based on any agreement between the city and the OCHOA. The actual management of the property is the Watershed Protection Department of the City of Austin.

Rosy Moore, resident asked what the impact will be on the neighborhood because of the 137 homes that were removed. Jerry Patterson, Dick Perrone and Tom Theis assured her that it will not impact Onion Creek HOA flood plain negatively.

H. Communications – Beth Cubriel

Beth reported that Chris Burges will be working with her on the newsletter beginning in 2023. Due to the upcoming holidays, articles and reports for the January/February newsletter need to be submitted to Beth by December 1st. Beth asked for board reports concerning new elections and summary of positions.

I. Architectural Control/Rules & Enforcement– Martin Benavides

Dennis Ross, Architectural Control Committee member recognized the office staff in assisting with the modification requests and complaints that residents submit. He reported the committee has gained some new volunteers in the past year and feels requests are being addressed more quickly. He mentioned two ongoing situations being dealt with concerning a boat and a storage pod violating HOA restrictions.

The board discussed both violations and potential solutions. Jerry advised that the storage company may need to write a writ of retrieval to have the pod removed since the resident has refused to comply. Fines are accruing daily, and this issue has been turned over to Patty Arnold, our HOA attorney to determine next steps.

J. Security – Tom Thies

Tom reported a recent vehicle burglary on Wild Dunes Court.

Tom reported the Smith Security vehicle that was out of commission for a while is now back in service, and that Smith Security has hired Jamie Brown, a new security officer who will work full time. They are still working to fill vacant positions. Tom is also going to meet with Ken Roe at Smith Security to discuss questions about their invoices and billing statements. The statements are very confusing, and it is difficult to determine if they are accurate.

VII. Old Business

Jerry Patterson opened a discussion about the flag display policy. He proposed a new resolution (shown below). He was concerned about viewpoint discrimination. The board will vote on the flag display policy at the December meeting.

A proposed amendment to the current OCHOA Flag Policy:

- (1) In accordance with the Texas statute, flags permitted to be displayed shall be the flag of the United States of American, the flag of the state of Texas, and the flag of any branch of the United States Armed Forces.**
- (2) In addition to the flags in (1) above, which may be flown an unlimited number of days per year, any other flag may be flown for a cumulative total not to exceed thirty days per year.**

A possible additional flag to be added to the (1) would be any university or college flag.

Jerry asked board members about adding university/college flags and all were in agreement to have them added.

The board decided to table the Sign Policy until December.

Dick Perrone reported that speed limit signs have been ordered for Boca Raton Drive.

Kathy Pillmore, resident asked when the streets would be repaved and since no one had an update, she will reach out to her contact with the City of Austin.

Marty Benavides advised that his committee members who selected the Yard of the Month for Legends Way will be transferring that responsibility to Hector Eichelmann. Hector selects the Yard of the Month for the original section of Onion Creek, and he will continue to select those. Thank You Hector for agreeing to take on this new volunteer opportunity!

Discussion about business owners requesting the Onion Creek address list was brought up and the board unanimously decided that no one other than Onion Creek Officers and the Board of Directors have access to that directory since the privacy and confidentiality of our residents is first and foremost.

VIII. New Business

Jerry advised that Ken Fess, Board Member and Liaison for the Rules and Enforcement Committee resigned effective November 8, 2022. The board will search for a possible replacement to fill Ken's term. Ken recommended Dennis Ross to fill his position, however Dennis declined at this time. Dennis will continue to serve as a committee member.

Kathy Lahaye opened a discussion about the HOA ordering a rewards credit card which could be used for purchases (i.e. gasoline for our security drivers, park equipment, office supplies, etc.). Truist Bank contacted our accountant and advised there is an option that would be beneficial to our organization because of the cash balance we maintain. It would allow the HOA to earn points for every dollar spent. Because our gasoline expenses run over \$1,200 per month, receiving 3% cash back on gasoline purchases would be financially beneficial to the HOA. All agreed to order this credit card and Kathy will sign the offer and move forward.

Kathy Lahaye will meet with Dick Perrone to go over the budget for 2023.

IX. Meeting Adjournment

With no further business, the meeting was adjourned at 5:41 p.m. by President Jerry Patterson.

The next meeting will be held on Thursday, December 15th 4:00 p.m. at Onion Creek Club.

Recording Secretary- Jane Redding

Approved:  , 2022

Kathy Lahaye, Secretary