

ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

February 18, 2023

FINAL

I. Call to Order The regular monthly meeting of the Onion Creek Homeowners Association was held Saturday, February 18 at Onion Creek Club. The meeting was called to order by President Jerry Patterson at 10:02 a.m.

Board members attending: Martin Benavides, Fred Blood, Christopher Burges, Beth Cubriel, Brad Glendenning, Jerry Patterson, Nikki England, and Tom Thies.

Board members absent: Jerry Epting, Kathy Lahaye, Dick Perrone, Darcy Hansen.

Also attending: Jane Redding, HOA Office Staff

II. Recognize Visitors/Guests

Guests attending: Kelly & Robert Schultz, Babette Rose, Diane Parsons, Devon Avery, Kathy Pillmore and Kris Reeves.

Jerry welcomed our guests and thanked them for attending.

III. Approval of Minutes

Chris Burges moved to approve the January 19, 2023, board meeting minutes, Marty Benavides seconded; the minutes were unanimously approved.

IV. Financial Report

Kathy was unable to attend but submitted the following report.

Total Revenue: The total YTD revenue for January was \$129,221 which is \$1,221 over budget. Total Operating Expenses: The total YTD operating expenses for January were \$36,601 which is \$14,576 under budget. The most significant variances to budget were as follows:

Security was \$14,542 under budget; Neighborhood Expense was \$1,433 over budget. The net revenue over expense YTD was \$100,950.

Cash balances at 01/31/23:

Operating - \$320,595.93

Reserves - \$124,015.75

V. Office Report

Jane Redding reported that since the last board meeting on January 19th, 2023, six home sales have closed and eight are currently pending.

The latest delinquency report received from Terri Giles indicates a balance of \$82,370.42 owed in unpaid HOA dues.

Kathy Pillmore questioned why the current balance was so high, Jane Redding explained the HOA website had been down for 1.5 months and residents were unable to make online payments during that time.

Nikki England asked what our process is for collecting past due amounts. Jerry advised that we call, email and/or send letters via USPS. When necessary, we send certified letters and apply liens.

VI. COMMITTEE REPORTS

- **Volunteer Security Patrol - Chris Burges**

Chris had nothing new to report.

- **Development and Infrastructure - Jerry Epting**

Jerry provided the following proposed developments of interest:

- **Project Name:** Thrower Design, LLC. Applicant is proposing a zoning change from a Development Reserve district. This is intended to prevent isolated, inappropriate, or premature uses from locating on lands for which a determination of the most appropriate zoning district is precluded by a lack of data, or for which land use and urban development policies have not been completed. The proposed change would be to a townhouse and condominium resident district intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use. Located at 7605 Albert Road and 7612 Sherwood Road. Approximately 6.8 miles from OC.
- **Project Name:** Visa Townhomes located at 10244 Old Lockhart Road. The applicant is proposing a single-family condominium complex with associated improvements. Approximately 3.8 miles from OC.

- **Crisis Management/Neighborhood Watch – Beth Cubriel & Fred Blood.**

Beth had nothing new to report concerning Crisis Management. Fred asked if the Board Members could be provided with a job description so each member knows what is expected. Jerry agreed and suggested Fred attend the Austin Neighborhood Council zoom meetings.

- **Traffic Control - Brad Glendenning**

Brad provided the following report.

Brad, Jerry Patterson, Dick Perrone, and Denise Cadell met with two board members from The Greens of Onion Creek HOA. They agreed to assist with street parking issues and working up ideas for issues related to recognition of what is "private property" for The Greens. PDF mock-ups completed. Feedback solicited; changes made. PDF submitted with monthly report. Brad passed printouts of the mock-ups to the board members.

Two residents of the Greens were present and voiced their concerns over street parking issues, abandoned cars and what constitutes private property at the Greens.

Brad advised that engagement with the COA and County representatives about traffic issues related to scheduled I-35 construction is still ongoing. Determination of when the empty lots will have curbing and sidewalk repairs completed so that the downstream issue of street resurfacing can be addressed and scheduled. This is equivalent to nailing Jello to the wall with respect to navigating the maze of who is

currently in the right position to answer and engage with and then coordinating the time to meet and discuss.

Brad has submitted a request to the city to see if they would be willing to work with The Greens to resolve their parking issues. He also mentioned the possibility of permit parking. Jerry asked if the city had approved what Brad is proposing and Brad advised it has not been sent to the city yet.

Does the Board approve and do the residents of The Greens approve? Diane Parsons said that residents of The Greens are in favor of the permit parking and she suggested we offer to split the cost with the city. Chris Burges moved that Brad continue looking into the possibility of permit parking and no parking spaces on Crown Colony Drive. Jerry approved the motion to proceed.

Brad advised that the following projects are currently on hold.

Entry signage pillars/posts – need to gauge interest and intent on this project. Should this still be something we pursue? PDF of where it stood last time we discussed the topic included. Brad provided a PDF to the board members. The board decided to table the discussion about the entry signage at this time.

- **Legal – Darcy Hansen**

Darcy was unable to attend and provided no report.

- **Government Affairs – Fred Blood**

Fred had nothing new to report.

- **Landscape/Parks – Dick Perrone**

Dick was unable to attend but submitted the following report.

Normal is not the word to explain the ice storm that impacted our neighborhood. The 134 vacant lots experienced a large number of downed limbs and some trees completely broken. Dick met with the watershed department's representative, and they viewed the damage. The city will pick up all downed debris and remove broken trees. The contractors will smooth cuts on the live oaks and paint the open areas to help prevent the spread of oak wilt. The large, beautiful live oak on Walton Heath suffered no damage. Dick cleaned up and hauled away all debris on the parkway and in Sullivan Park. Fortunately, Ballyunion and Sullivan Park did not lose any trees and only had broken limbs. Most likely one tree located on the parkway adjoining The Courtyards' fence will have to be removed. The tree lost two big limbs and is split down the middle. The two Legends Way signs' photocells had to be replaced and the lighting on the Onion Creek sign at Bradshaw is being replaced. Dick had 8 signs painted (18" x 24") that will be placed throughout the vacant lot areas advising everyone that pets must be kept on a leash per city ordinance.

Beth Cubriel gave props to Dick for how efficiently he had the neighborhood cleaned up after the ice storm, other board members added their praise for his handling of the situation so well.

- **Communications-Beth Cubriel**

Beth reported the March/April newsletter has gone to press. Beth sent out an email to all residents via Constant Contact concerning Oak Wilt.

Chris asked that everyone's reports for the next newsletter be turned in by April 1st to Beth. If you have nothing to report, please let them know. Chris requested that you keep your reports to two or three short paragraphs. Jerry reiterated that each board member respond whether you have a report or not for both the newsletter and the monthly BOD meetings. Jerry asked that they add a request for residents to consider working part time shifts for Security in the next newsletter.

- **Architectural Control/Rules & Enforcement -Martin Benavides**

Marty had nothing new to report.

Jerry clarified that a board member cannot be on the Architectural Control Committee and he explained that Dennis Ross is currently co-chair with Martin Benavides for the Rules and Enforcement Committee, with Martin handling Legends Place and Dennis handling the original section of Onion Creek. Dennis is also Chair for Architectural Control. Dennis is not a board member at this time. There was a discussion on whether Dennis was meant to be on the board back in December or not, no definitive conclusion was made, however, when the next opening is available, Dennis will fill that spot.

- **Security – Tom Thies**

Tom provided the following report.

Security Patrol Activity

- Vehicle break-in Wild Dunes
- Attempted ATM break-in Regions Bank (discovered by Security).
- Stolen pick-up truck located at Wind Rock Villas
- Open Garage Doors, Residents need to update contact info.
- Interaction with Homeless along IH-35 Service Road
- During ice storm, Security conducted several welfare checks on residents and cleared tree debris on roadways when able.
- Suspicious vehicles located at night escorted or they left neighborhood.
- Multiple complaints from residents of multiple vehicles parked on Preston Trails
- Vehicle break-in attempts on Royal Lytham, observed by resident's ring camera.
- Suspicious person trespassing on Legends Lane

SPOT CRIME Activity (APD Crime Viewer)

- 2-4-23 Theft Legends Lane, NOI
- 2-10-23 Assault w/injury Mickelson Dr
- 2-11-23 Theft 10100 blk Pinehurst Dr, NOI

Smith Security

- 2 new officers assigned, one OC Legends Way resident.
- Lost two officers, no shows, resigned.
- Gaps in coverage
- Smith's SOD coming by at night, checking with on duty patrol.
- Delayed Billing

VII. OLD BUSINESS

Jerry provided an update on the storage pod parked on Pinehurst Drive. The HOA has filed suit against Austin Mobile Storage in order to obtain a court order to have the pod removed. There will be a constable present when the storage company removes the pod.

Brad brought up the recent habit of homeowners using their front yards as their back yards. (Putting in playground equipment, not putting toys away, etc.), changing the aesthetic of the neighborhood. Jerry said the neighbors need to complain to the HOA and file a complaint for anything to be done. Jerry said we need to stick to specifics and to go through the proper channels.

VIII. NEW BUSINESS

Our guest, APD officer Kris Reeves provided the following information:

Kris has been patrolling the Onion Creek neighborhood for two years and the only two 911 calls he has received and responded to was for a domestic dispute and ATM theft. He urged residents to call 911 if they see an active crime happening as opposed to calling OC fSecurity first so they can talk to witnesses and or make an arrest. He discussed the following topics:

- Abandoned vehicles – residents must call 311 so that they generate a report that targets those areas.
- Asked what residents wanted from APD – board responded with speed control and more presence in the neighborhood.
- Measures for speed control: speed bumps, lit speed signs and police presence are the most effective. Painting speed limits, large “SLOW” letters on the streets do not deter speeding.
- Reiterated that it is important that residents call 911 and 311. There are crimes that have been committed and they were unaware of them because they were not called in. They need a record of what is happening before they can address any issue. If 911 is called, they will show up. Security is there to help, but APD can pursue and make arrests.
- He will be patrolling from 8:30 PM to 6:30 AM in the Onion Creek neighborhood.

Marty suggested they go into executive session.


Jerry asked Dennis Ross and Kathy Pillmore to stay for the executive session and thanked the other residents for attending.

IX. Meeting Adjournment

Having no further business, the meeting was adjourned at 11:54 a.m. by President Jerry Patterson.

The next board meeting will be held on Thursday, March 16 at 4 p.m. at Onion Creek Club.

Recording Secretary- Jane Redding

Approved:  , 2023

Kathy Lahaye, Secretary