

ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

April 20, 2023

FINAL

I. Call to Order The regular monthly meeting of the Onion Creek Homeowners Association was held Thursday, April 20 at Onion Creek Club. The meeting was called to order by President Jerry Patterson at 4:07 p.m.

Board members attending: Martin Benavides, Fred Blood, Christopher Burges, Nikki England, Jerry Epting, Brad Glendenning, Darcy Hansen, Kathy Lahaye, Jerry Patterson, Dick Perrone, and Tom Thies.

Board member absent: Beth Cubriel.

Also attending: Denise Cadell and Jane Redding, HOA Office Staff

II. Recognize Visitors/Guests

Guests attending: City Councilman Ryan Alter, Jim Chandler, Mary Jo Benton, Lydia Jagger

Jerry welcomed our guests and thanked them for attending.

Ryan introduced himself and advised he is here to determine what concerns we may have about creek management and making sure any large obstructions were cut and managed. Ryan met with water shed and they have had teams out there doing work. There are certain areas where they can't cut for other environmental reasons. The message is if there is an area that you feel like there is a problem with, please reach out to Ryan. Jerry advised that we weren't asking to cut any living trees, only to remove branches that have fallen.

Jerry spoke with the mayor and was advised that violent crimes in Austin are down 20%. The crimes we are concerned about are break-ins and Onion Creek can expect longer wait times for an officer to arrive. The city is down approximately 300 officers from 1800 to 1500 and this is a concern for a growing city. Ryan advised that their contract ended on April 1, 2023. A 4% bonus and an improvement bonus are now being offered and we hope this will attract future cadets into the academy. Jerry advised that many police officers were being recruited by DPS & other agencies. Retirement and the outcome of Proposition A and Proposition B are also factors in losing officers. Ryan advised that Austin is not alone as numerous other cities are in the same boat and that the city will have to get creative in attracting candidates. Ryan is meeting with department heads discussing their challenges, vacancies, and churn. Last year's salary increases seemed to help slow resignations. When we are in a low unemployment situation, it is difficult to compete with other companies. We need more staffers across the board and that has been a constant challenge. Brad asked if the city would consider some type of housing stipend due to the high cost of rent. Ryan said that many employees live outside of the city and that they have investigated housing and childcare stipends to make the job more attractive.

III. Approval of Minutes

Dick Perrone moved to approve the March 16, 2023, board meeting minutes, Martin Benavides seconded; the minutes were unanimously approved.

IV. Financial Report-Kathy Lahaye

Kathy provided the following report.

Total Revenue: The total YTD revenue for March was \$228,163 which is \$11,324 under budget. **Total Operating Expenses:** The total YTD operating expenses for March were \$118,966 which is \$26,253 under budget. The most significant variances to budget were as follows:

Landscape Maintenance – Other was \$7,256 over budget & Security was \$28,871 under budget.

The net revenue over expense YTD was \$109,198.

Cash balances at 03/31/23:

Operating - \$303,997.67

Reserves - \$126,877.79

V. Office Report-Denise Cadell

Denise reported that since the last board meeting on March 16, 2023, five home sales have closed and five are currently pending.

The latest delinquency report received from Terri Giles indicates a balance of \$35,927 owed in unpaid HOA dues and \$8,950 in fines.

VI. COMMITTEE REPORTS

- **Volunteer Security Patrol - Chris Burges**

Chris had nothing new to report concerning the security patrol.

Chris stated that he is resigning from his position of lay-out editor for the Onion Creek Newsletter due to time constraints. Brad suggested that we hire someone to do this job because of the specific skill set required and the time it requires. Jerry suggested a committee be formed to investigate our options. Brad agreed to head this committee and Jane Redding and Chris agreed to work with him to come up with a plan. They will meet to discuss and hopefully have a recommendation by the May meeting.

- **Development and Infrastructure – Jerry Epting**

Jerry reported the following proposed developments.

Applicant is proposing a zoning change from Limited Office District (intended for offices predominately servicing neighborhood or community needs, which may be located within or adjacent to residential neighborhoods) to General Commercial Services District (intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments). The project location is 2555 Western Trails Blvd., approximately 11 miles from OC.

Project Name: Proposed Zoning Change

Applicant is proposing a zoning change from SF-1 Single Family Residence (Large Lot) District intended as an area for low-density single-family lot to Family Residential District intended as an area for moderate density single-family residential use with a minimum lot size of 5,750 square foot. The project location is 9608, 9700, and 9702 Swansons Ranch RD., approximately 5.8 miles from OC.

Project Name: Double Creek C-Store Site Development

Applicant is proposing new development with associated improvements. Approximately 8.6 miles from OC located at 500 E FM 1626 RD.

Project Name: 714 Turtle Creek LP

The applicant is requesting to change the future land use designation for the specific properties within South Austin combined Neighborhood transition to Mixed-Use Activity Hub/Corridor. Located at the intersection of major roadways approximately 7.2 miles from OC.

- **Crisis Management/Neighborhood Watch – Beth Cubriel**

Beth reported that the newsletter includes a request for neighborhood watch get-togethers. Hopefully some of our neighbors will take us up on the offer.

- **Traffic Control – Brad Glendenning**

Brad discussed the fog seal project and the lack of communication to Onion Creek residents. Brad reminded Rob Cain with the city that residents need to be made aware of the timeline since there is no driving on the street for three hours after the work has been done. Since trash trucks were out that day, the city will send out someone to determine if any damage was done. Twenty-four streets need to be done within the next month, so they have a very aggressive schedule.

Brad also discussed the issue of missing street signs and stop signs with Rob and was advised how to list it as a “new” line item for quicker turnaround time.

Brad will prepare an article on the IH 35 update which will point residents to the TXDOT website, provide diagrams and include links. This will be sent out to residents or included in the next newsletter to ensure that residents are updated on the progress.

- **Legal – Darcy Hansen**

Darcy has been made aware of a resident who has been washing dirt and debris from his commercial dump truck in the street in front of his home. Neighbors are concerned about the environmental hazards with this action. Fines can be assessed if this continues to occur.

- **Government Affairs – Fred Blood**

Fred had nothing new to report.

- **Landscape/Parks – Dick Perrone**

Dick reported that March and April have been busy. The basketball goals were vandalized in Sullivan Park. Both basketball rims were bent downward which made playing difficult. Both rims were re-placed, and the backboards straightened. Because of this work, Dick authorized new striping of the court and sanding/painting of the goal posts. The cost of all the work was \$2,781.48. Dick purchased four new 50-gallon trash receptacles for the park to replace the existing four that had been left from our previous contract with TDS. The older units made it hard to empty and the wheels were difficult to roll. The cost to replace the containers totaled \$259.96.

Two of the “Pets On Leash” signs had to be replaced because someone removed the sign, post, and concrete from their location on the Northern end of Pinehurst Drive. An 8ft. section of the vinyl fence facing Bradshaw Road had to be repaired in the yard of 11201 River

Plantation. The interior vertical pieces were on the ground. The cost for the repair was \$350.00.

The HOA is responsible for all the common fence of Legends Way that faces Bradshaw Road. Due to underground electrical problems the Onion Creek sign light at the Bradshaw Road entry was re-configured to the rock monument facing downward above the lettering. The cost for this application was \$2,628.00.

Tree limbs from the January ice storm are still being picked up. Beginning in early May, the oaks trees located on the parkway median will have the broken limb breaks smooth cut and painted. Many limbs are still located in trees located from the club to IH-35. The city of Austin contractor should be in our neighborhood next week to remove the limbs and trees from the 134 vacant city owned lots.

- **Communications-Beth Cubriel**

Beth reported that the May/June newsletter has gone to print and will be delivered during the first week of June. Content for the July/August newsletter is due on June 1st, earlier if possible.

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

Jerry advised that Dennis Ross has resigned as Chairman of the Architectural Control Committee. John Vieira will join the committee and begin working with the current team sometime in early May. Jerry will reach out to the current committee to determine if anyone is interested in filling Dennis' role.

Marty advised there is a drain issue on Sharp Lane that we need to address. A drainage ditch in the common area of Legends Way is eroding. If this continues, it may damage the stone retaining walls. An estimate to repair the issue was provided to the board, and we need to get this issue resolved as soon as possible.

Brad met with Mary Jo Benton to discuss exterior paint colors so that residents requesting a color palette could be provided with one. This would be a point of reference that a resident could refer to. Brad suggested that we speak with residents who have painted their homes a non-standard color advising them that the next time they repaint, that they will need to get prior approval. Residents need to understand that this is the expectation. Legends Way has two phases of color palettes available to their residents.

- **Security – Tom Thies/Nikki England**

Tom reported that things have been relatively quiet in the neighborhood during the last month. He was advised that on April 9th, several folks were seen walking in the neighborhood checking vehicles to see if they were unlocked. Reviewing Ring security footage showed that several were broken into. Tom will send out a reminder to all residents encouraging them to lock their vehicles, keep no valuables in them and to keep their garage doors closed. Residents are reminded to call 911 if they have a theft. On April 12, a pick-up truck on La Costa Drive had a couple of firearms stolen from it. Tom will meet with the resident to determine if the vehicle was inadvertently left unlocked and to encourage the resident to file a police report.

We are down one security officer at this time, and it has affected only two night shifts. There is still one officer on duty during this time and it is during the week when activity is minimal.

VII. OLD BUSINESS

Jerry reminded everyone of the change in date to the May board meeting due to a conflict at the club. We will meet on Thursday, May 18th at 4:00 p.m.

VIII. NEW BUSINESS

- **Fences**-Darcy provided a handout to everyone which included information concerning fences along the golf course. She reiterated that if you live on the golf course, you must seek permission from Architectural Control Committee to install a fence. Your request will typically be approved if you have a water feature (such as a pool or hot tub). It's considered a safety feature and we remain in compliance with that. Darcy advised that SB1588 is vague, and she had asked Patty Arnold, our HOA attorney for an opinion on what we could do and what is considered a security fence. A 3-or 4-foot fence is not considered a security fence. Patty advised that we may have to adopt some sort of resolution. The committee has the right to decide placement and the materials used. Discussion continued and an ad hoc committee including Darcy, Martin Benavides, Dick Perrone and Jerry Patterson will meet to discuss next steps.

Jerry stated that as he understands our CC&R's, no fence is allowed in front of a home. One of our residents installed a fence in his front and side yard and part of that fence is a violation. The committee will discuss further to determine next steps on how to best proceed.

IX. Meeting Adjournment

Having no further business, the meeting was adjourned at 5:51 p.m. by President Jerry Patterson.

The next board meeting will be held on Thursday, May 18th at 4 p.m. at Onion Creek Club.

Recording Secretary- Denise Cadell

Approved: _____, 2023

Kathy Lahaye, Secretary

