

ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

May 18, 2023

FINAL

I. Call to Order The regular monthly meeting of the Onion Creek Homeowners Association was held Thursday, May 18 at Onion Creek Club. The meeting was called to order by President Jerry Patterson at 4:00 p.m.

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

Board members absent: Fred Blood, Beth Cubriel, Jerry Epting, and Nikki England

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

II. Recognize Visitors/Guests

Guests attending: Mary Jo Benton, Vincent Farelli and John Vieira.

III. Approval of Minutes

Darcy Hansen moved to approve the April 20, 2023, board meeting minutes, Chris Burges seconded; the minutes were unanimously approved.

IV. Financial Report-Kathy Lahaye

Kathy provided the following report.

Total Revenue: The total YTD revenue for April was \$246,101 which is \$10,273 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 \$9,577 over budget & Security was \$27,854 under budget. The net revenue over expense YTD was \$72,956.

Cash balances at 04/30/23:

Operating - \$248,058.38

Reserves - \$128,308.77

V. Office Report-Denise Cadell

Denise reported that one home sale has closed and nine are currently pending since April 20, 2023.

The latest delinquency report received from Terri Giles indicates a balance of \$24,922.36 owed in unpaid residential HOA dues and \$8678.36 in residential fines. Office staff continue to reach out to residents reminding them of their past due balance.

VI. COMMITTEE REPORTS

- **Volunteer Security Patrol - Chris Burges**

Chris had nothing new to report.

Jerry suggested that since there haven't been any new residents volunteering for this committee during the last year that we suspend this committee for now. We can initiate it later if the need arises.

- **Development and Infrastructure – Jerry Epting**

Jerry was unable to attend but provided the following report.

- ❖ **Project Name: Proposed Zoning Change**

Applicant is proposing a zoning change from Limited Industrial Service District intended as an area primarily for commercial services and limited manufacturing uses, generally on moderately sized sites. To General Commercial Services district intended predominantly for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. The location is 4.4 miles from OC at 8402 S. Congress Ave.

- ❖ **Project Name: Proposed Zoning Change**

Applicant is proposing a zoning change from SF-1 Single Family Residence (Standard Lot) District intended as an area for moderate-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 106, 116 and 118 Red Bird Ln. and 5402, 5408 and 5412 Congress Ave. approximately 6.7 miles from OC.

- ❖ **Project Name: Proposed Zoning Change**

Applicant is proposing new development with associated improvements. The zoning change is from SF-3-Family Resident district to Townhouse and Condominium Residence district, approximately 6.8 miles from OC located at 1512 Damon Road.

- ❖ **Project Name: Proposed Zoning Change**

Applicant is requesting zoning change from Limited Industrial Service district to Limited Industrial Service planned development area combining district to Limited Industrial district approximately located 7.2 miles from OC at 300 -440 Industrial Blvd.

There was a brief discussion about the future reconfiguration of the Onion Creek Parkway Bridge, noting that there will be a U-turn lane included.

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

Guests commented on how communication with the neighborhood via Constant Contact was very helpful during the recent water shortage and that we should continue to keep the neighborhood informed as updates become available.

Jerry Patterson suggested expanding our FaceBook page, Tom Thies felt it should remain public. It was mentioned that Legends Way FB page is very active, it was suggested that an article be put in the newsletter encouraging residents to communicate more via the Onion Creek FB page.

- **Traffic Control – Brad Glendenning**

Brad advised that he would prepare an article for the next newsletter that will direct residents to the Mobility 35 website so they can check I-35 updates in a timely manner.

This will advise every one of the latest updates and where current closures/delays are located.

Brad advised that he is waiting for Pinehurst Drive to be finished with the new surfacing. Since he is not certain when the cul-de-sacs will be done, he will follow up with the city.

- **Legal – Darcy Hansen**

Darcy reported that she will work with Denise next week to ensure that demand letters (for unpaid HOA dues) are mailed to residents by the end of May.

- **Government Affairs – Fred Blood**

Fred was unable to attend and provided no report.

- **Landscape/Parks – Dick Perrone**

Dick reported that the oak trees located in the median of Onion Creek Parkway had broken limbs smooth cut and painted black. The contractor removed many broken limbs that were still hanging in the trees. The work required three days to complete and cost \$1,800.00. The ice storm of 2023 cost the HOA a grand total of \$6,375.00 for removal of broken limbs and downed trees from all the HOA owned parks and common areas.

The City of Austin contractor returned and cleared more of the brush and broken trees on the vacant lots, yet they did not finish the job. It is frustrating that the completion of their work drags out over months. Thank goodness we did not experience the promised heavy rains and possible flash flooding. The local rain gauges indicated we did get approximately 3 ½ inches over the past 8 days.

The Legends Way Park basketball backboard was broken by vandals and has been removed. A new and stronger backboard will be installed by the fall.

The City of Austin Electric Utility replaced the transformer at the pump house in Sullivan Park last week. The unit is located immediately north of the pump house in the northwest corner of Sullivan Park.

- **Communications-Beth Cubriel**

Beth asked about how to go about installing a memorial bench for a resident.

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

Martin reported that he received an updated estimate for the drainage project on Shark Lane. He stated that it is critical that we start work on this as soon as possible. He will provide copies of the estimate at the June meeting.

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

Tom reported that Onion Creek Security has not received any reports of attempted or actual property thefts since April 20, 2023. Multiple calls for lost dogs in the area were received. There has been an increase in open garage doors during night hours, and suspicious vehicles reported.

According to the APD Crime viewer the following crimes created a report from APD.

- Theft in the 2100 block of Boca Raton
- Family disturbance on Mickelson Drive

APD responded to multiple calls of assaults, family violence, and thefts in the areas around Onion Creek.

Time Sheets and billing from Smith Security remain consistent and Nikki reviews and approves them weekly.

Due to personnel shortages, there are two nights a week that have only one patrol officer from 10 pm to 6 am.

VII. OLD BUSINESS

- **Fence restrictions**

This discussion was moved to executive session due to possible litigation.

VIII. NEW BUSINESS

- **Financial Support for resident**

One of our residents reached out to the office to determine if the HOA would provide financial assistance to a family whose primary wage earner was killed in a motorcycle accident. It was agreed that we would be willing to support this cause if a 'Go Fund Me' account was set up. The resident advised that they would contact the office the following week if they decided to proceed with the account.

IX. Meeting Adjournment

Having no further business, the meeting was adjourned at 5:30 p.m.

The next board meeting will be held on Thursday, July 20th at 4 p.m. at Onion Creek Club.

Recording Secretary- Denise Cadell

Approved: _____, 2023

Kathy Lahaye, Secretary

