

## **ONION CREEK HOMEOWNERS ASSOCIATION**

Board of Directors Meeting Minutes

June 15, 2023

FINAL

**I. Call to Order** The regular monthly meeting of the Onion Creek Homeowners Association was held Thursday, June 15 at Onion Creek Club. The meeting was called to order by President Jerry Patterson at 4:00 p.m.

Board members attending: Martin Benavides, Beth Cubriel, Nikki England, Jerry Epting, Kathy Lahaye, Jerry Patterson, Dick Perrone, and Tom Thies

Board members absent: Fred Blood, Christopher Burges, Darcy Hansen, and Brad Glendenning

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

### **II. Recognize Visitors/Guests**

Guests attending: James Talley Jr., Carolina Talley, Kerri Dorman, and Wayne Perrard.

Jerry welcomed our guests and thanked them for attending.

### **III. Approval of Minutes**

Dick Perrone moved to approve the May 18, 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 May was \$258,250 which is \$11,645 under budget. Total Operating Expenses: The total YTD operating expenses for May were \$225,079 which is \$17,262 under budget. The most significant variances to budget were as follows: Landscape Maint – Other was \$9,313 over budget, Security was \$26,435 under budget, Utilities was \$1,349 under budget, Neighborhood Expense was \$1,009 under budget, Insurance was \$1,654 over budget & Newsletter was \$2,369 over budget.

The net revenue over expense YTD was \$33,171.

Cash balances at 05/31/23:

Operating - \$209,447.16

Reserves - \$129,739.94

We received \$29.86 from Truist for our credit card rewards.

### **V. Office Report – Jane Redding**

Jane reported since the last board meeting on May 18, 2023, five home sales have closed and eleven are currently pending.

The latest delinquency report received from Terri Giles indicates a balance of \$17,042 owed in unpaid HOA dues and \$8747.58 in fines.

Demand letters were mailed out at the end of May to residents owing a balance of \$200.00 or more.

## **COMMITTEE REPORTS**

Jerry provided the following report:

- **Development/Infrastructure - Jerry Epting.**

Project Name: Proposed Zoning Change - Applicant is proposing a zoning change from Mobile Home Resident district is intended to provide locations for development of mobile home residence parks and mobile home subdivisions, with standards that ensure a residence parks and mobile home subdivisions to Family Residence district intended as an area for moderate density single family residential use with a minimum lot size of 5750 square feet. Duplex use is permitted under development standards which maintain single family neighborhood characteristics. The project is located approximately 6.4 miles from OC at 7800 Persimmon Trail.

Project Name: Proposed Zoning Change - Applicant is proposing a zoning change from Rural Residence district to Multifamily Residence High Density district intended to accommodate multifamily and group residential use with a maximum density of up to 54 units per acre depending on unit size. This district is appropriate for high density housing in a centrally located area near residence approximately 5.4 miles from OC at 11540, 11600 and 11602 Menchaca Road.

Project Name: Proposed Zoning Change - The applicant is proposing a multi-family complex with associated improvements. Approximately 7.2 miles from OC located at 2115 Big Valley Drive.

Project Name: Proposed Zoning Change - The applicant is requesting a zoning change from Single-Family Residence (Standard Lot) district to Neighborhood Commercial District intended for neighborhood shopping facilities which provide limited business service and office facilities. The location is 1311 W Slaughter Ln. Approximately 5.7 miles from OC.

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

Beth reported that there were a couple of instances where Constant Contact was used to inform the neighborhood of water outages and updates. The board felt this was very helpful. Beth will oversee sending emails out when the neighborhood could benefit from current information.

Jerry Patterson commented that our Facebook page was not very active and discussed the possibility of doing some marketing to encourage more usage and whether it should remain public or go private. Tom Thies felt it should stay public.

- **Traffic Control - Brad Glendenning**

Brad was unable to attend and provided no report.

- **Legal - Darcy Hansen**

Darcy was unable to attend and provided no report.

- **Government Affairs - Fred Blood**

Fred was unable to attend and provided no report.

- **Landscape/Parks - Dick Perrone**

Dick reported that we are still experiencing tree limbs falling occasionally from the winter ice storm. He met with several concerned parents of Legends Way asking for some relief from the summer sun at the park. He asked Kathy if we could do some capital improvement project to address the issue. The cost of \$6280.00 constructed two 12x12 metal roof covers over the sand box and one picnic table. This allows the sand to stay cool to the touch and gives the parents a place to sit and watch their children play. The whole structure is metal, and the posts are cemented in the ground. This construction should provide a long life to the roof covers.

Dick had the Ligustrums trimmed of all dead wood to give a better appearance situated on Pinehurst Drive at the Parkway. Several shrubs on River Plantation and Bradshaw Road were replaced, that had died during the freeze of this winter, and new mulch was spread on all landscaped beds of River Plantation and Lehman Way.

The signs that Brad designed to be placed in a resident's yard, indicating that the changes in progress have been approved by the HOA rules committee, are complete and stored in the HOA office. Each sign has a metal stake that allows the sign to be placed firm in the ground of the homeowner.

Marty Benavides suggested we post a picture of the sign on Constant Contact and in the newsletter to encourage residents to submit requests when making architectural changes.

- **Communications - Beth Cubriel**

Beth reported that Ben Campbell wanted to purchase a memorial bench and asked how to proceed. Dick Perrone explained the process.

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

Martin had nothing new to report.

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

Tom had nothing new to report.

## **VII. OLD BUSINESS**

**Shark Lane Drainage Project in Legends Way:** Martin distributed copies of the bid for the drainage project and shared details of its scope. Jerry Patterson, Marty Benavides and Dick Perrone will meet with the contractor that submitted the bid to discuss in more detail.

## **VIII. NEW BUSINESS**

**4<sup>th</sup> of July Parade:** Jerry Patterson announced that a flyer will go out in the July/August newsletter and that he has secured Amy's Ice Cream to serve ice cream afterwards. The HOA will once again pay for the ice cream.

**IX. Meeting Adjournment**

Having no further business, the meeting was adjourned at 5:13 p.m. by President Jerry Patterson.

The next board meeting will be held on July 20 at 4:00 p.m. at Onion Creek Club.

Recording Secretary- Jane Redding

Approved: \_\_\_\_\_, 2023

Kathy Lahaye, Secretary

