

ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

July 20, 2023

FINAL

I. Call to Order The regular monthly meeting of the Onion Creek Homeowners Association was held Thursday, July 20, 2023, at Onion Creek Club. The meeting was called to order by President Jerry Patterson at 4:00 p.m.

Board members attending: Martin Benavides, Fred Blood, Beth Cubriel, Nikki England, Jerry Epting, Brad Glendenning, Jerry Patterson, and Dick Perrone.

Board members absent: Christopher Burges, Kathy Lahaye, Darcy Hansen, and Tom Thies.

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

II. Recognize Visitors/Guests

Guests attending: Bill and Donna Bobco, Jim Chandler, Kerri Dorman, Oscar Ortiz, John Vieira, and Rose Marie Sauer.

Jerry welcomed our guests and thanked them for attending.

III. Approval of Minutes

Dick Perrone moved to approve the June 15, 2023, board meeting minutes, Martin Benavides seconded; the minutes were unanimously approved.

IV. Financial Report-Kathy Lahaye

Jerry provided the following report in Kathy's absence.

Total Revenue: The total YTD revenue for June was \$272,018 which is \$8,268 under budget. **Total Operating Expenses:** The total YTD operating expenses for June were \$282,775, which is \$11,887 under budget. The most significant variances to budget were as follows:

Landscape Maintenance – Other was \$10,259 over budget, Security was \$22,887 under budget, Utilities was \$1,835 under budget, Neighborhood Expense was \$1,009 under budget, Insurance was \$2,355 over budget & Newsletter was \$2,235 over budget.

The net revenue over expense YTD was (\$10,757).

Cash balances at 06/30/23:

Operating - \$160,335.55

Reserves - \$131,171.02

V. Office Report-Denise Cadell

Denise reported that since the last board meeting on June 15, 2023, ten home sales have closed and four are currently pending.

The latest delinquency report received from Terri Giles indicates a balance of \$14,284.38 owed in unpaid HOA dues and \$8,829.44 in fines.

VI. Committee Reports

- **Development and Infrastructure – Jerry Epting**

Jerry reported the following proposed developments.

Project Name: Proposed Zoning Change

The applicant is proposing a zoning change from DR Development Reserve district intended to prevent isolated, inappropriate, or premature uses from locating on lands for which adequate public services and facilities are unavailable, or for which a determination of the most appropriate zoning district is precluded by lack of data customarily utilized in establishment of permanent district classifications, for which land use and urban development policies have not been completed. The location is 6.8 miles from OC at 7306 Albert Road. To Townhouse and Condominium Residence district intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use.

Project Name: Proposed Amendment Request

The applicant is proposing to change the future land use designation for the specified properties within the South Austin Combined (Garrison Park) neighborhood plan from Neighborhood Transition to Mixed-Use Activity Hub/Corridor at 1210 Gobi 250 Drive. The location is approximately 7.7 miles from OC.

Project Name: Mission South-NPA

The applicant is proposing to change the future land use designation for the specified properties within the South Austin Combined (Garrison Park) neighborhood plan from Neighborhood Node to Mixed Use Activity HUB/Corridor. The location is 711 Eberhart Lane approximately 6.9 miles from OC.

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

Beth had nothing new to report.

- **Traffic Control – Brad Glendenning**

Brad reported that some of the streets are finally getting painted/striped. Stop bars and signs still need to be done. He will continue to follow up until all projects are completed.

- **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 reported the January ice storm costs have increased to a total of \$11,050.00 because of additional damaged trees that had to be removed. A large Monterey Oak dropped a limb on the Onion Creek Parkway near The Courtyards entry, and we are lucky no one was hit. The tree was 80% dead and was removed on June 26th. One week before the 4th of July, a very large pecan tree lost a large limb that fell and damaged the golf disc basket near the Gazebo in Sullivan Park. Again, we were lucky that no one was hurt because the tree was close to the

sidewalk. The tree was removed on June 28th and 29th. I have learned my lesson and will not let dead trees remain, both trees were damaged by the 2021 winter storm and had shown some signs of life, thus I did not remove them. Both trees were very large, 36-inch trunks at the base of the trees.

At the last board meeting a resident advised us that the Legends Way sign on Lehman Way was not working. I checked and found out that the photo- cell was broken. The cost to repair it was \$280.00 including parts and labor. The damage could have been done by vandals because the photocell was broken off and had been recently replaced in January of this year.

On June 24th a crew repaired two tubes, a ladder and base support on the playscape in Legends Way Park. Cost for labor was \$850.00 and cost for parts totaled \$5381.54.

The city contact person with the Watershed department has been promoted and a new one has been hired to replace her. We are scheduled to meet next week concerning the 134 vacant lots in the subdivision.

- **Communications-Beth Cubriel**

Beth reported that the September/October newsletter will be mailed out at the end of August. She reminded everyone to send in their articles to her and Chris by the end of the month.

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

Martin had nothing new to report.

- **Security –Nikki England**

Nikki provided the following report of recent activities.

- Vehicle burglaries/thefts morning of July 2 in the Preston Hills/Pebble Beach areas.
- No APD reports noted for our neighborhood so far this month.
- Security responded to vagrant calls in the front part of OC, couple calls of suspicious vehicles.
- Smith Security had one officer resign who worked swing shift, she had worked OC for only one month. Smith is short of personnel which has resulted in staffing gaps with no officer on duty typically from 1800-2200 hrs. We also had only one officer on patrol three days last week on the night shift. Smith is searching for more personnel.
- Multiple thefts and assaults were reported in all areas surrounding Onion Creek. Overall July has been quiet.

Jerry stated that two residents had requested armed police officers for the neighborhood. The cost would be approximately \$58.00 per hour. Beth agreed to check with the sheriff's department to evaluate their cost and she will report back at the next meeting.

VII. OLD BUSINESS

Martin distributed pictures of the Shark Lane erosion project and discussed next steps. The bid to do the work is \$17,898.29 including labor and materials. The scope of work includes grading out both sides of the pipe that burrows under Shark Lane. Twelve-inch limestone blocks will be laid flat on the bottom and sloped sides. On either side of Shark Lane, the drainage swell will be lined every 80 to 100 feet with gabions that lay across the drainage

swell in a "V" formation. These rock barriers will slow down the water flow and prevent water erosion. Martin Benavides moved that we accept the bid to proceed with the ground protection, gabions project and Nikki England seconded. There were no objections.

Jerry stated the 4th of July parade was well attended and the flyover was enjoyed by all. Many residents enjoyed the ice cream which was provided by Amy's afterwards.

VIII. NEW BUSINESS

There was no new business to discuss.

IX. Meeting Adjournment

Having no further business, the meeting was adjourned at 5:19 p.m. by President Jerry Patterson.

The next board meeting will be held on Saturday, August 19th at 10 a.m. at Onion Creek Club.

Recording Secretary- Denise Cadell

Approved:  _____, 2023

Kathy Lahaye, Secretary