

**ONION CREEK HOMEOWNERS ASSOCIATION**  
Board of Directors Meeting Minutes  
August 19, 2023

FINAL

**I. Call to Order** The regular monthly meeting of the Onion Creek Homeowners Association was held Saturday, August 19<sup>th</sup> at Onion Creek Club. The meeting was called to order by Vice-President Dick Perrone at 10:05 a.m.

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

Board members absent: Kathy Lahaye and Jerry Patterson

Also attending: Denise Cadell HOA Office Manager

**II. Recognize Visitors/Guests**

Guests attending: Kevin Bishop, Heather Richardson, Devon Avery, Kerri Dorman, Rosie Garza, Cherylann Kennedy and Michele Blood.

Dick welcomed our guests and thanked them for attending.

**III. Approval of Minutes**

Chris Burges moved to approve the July 20, 2023, board meeting minutes, Martin Benavides seconded; the minutes were unanimously approved.

**IV. Financial Report-Kathy Lahaye**

Dick provided the following report in Kathy's absence.

**Total Revenue:** The total YTD revenue for July was \$419,663, which is \$47,494 under budget. **Total Operating Expenses:** The total YTD operating expenses for July were \$328,458, which is \$14,225 under budget. The most significant variances to budget were as follows:

Landscape Maintenance – Other was \$12,359 over budget, Security was \$27,134 under budget, Utilities were \$2,118 under budget, Insurance was \$3,040 over budget, Newsletter was \$2,235 over budget and Salaries were \$1,427 under budget.

The net revenue over expense YTD was \$91,205.

Cash balances at 07/31/23:

Operating - \$266,863.42

Reserves - \$132,602.15

**V. Office Report-Denise Cadell**

Denise reported that since the last board meeting on July 20, 2023, five home sales have closed and four are currently pending.

The latest delinquency report received from Terri Giles indicates a balance of \$75,957.50 owed in unpaid HOA dues and \$8,904.73 in fines.

The trash dumpster outside the HOA Office is now locked. Dave Grassel, the owner of the building reported that surveillance camera footage indicated that most of the trash dropped off

in the dumpster was not from Executive Office tenants. Wooden pallets and other miscellaneous items continued to fill up the dumpster weekly, so Dave felt this was the best solution. Keys were distributed to all tenants.

## **VI. COMMITTEE REPORTS**

- **Development and Infrastructure – Jerry Epting**

Jerry had nothing new to report as all updates he received are more than 10 miles away from Onion Creek.

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

Beth reported that she is in the process of completing the paperwork to request off duty officers for traffic patrol and crime deterrence in Onion Creek. She is applying through TCSO, Constables, and Austin Police Department. As promised at the last meeting, Beth has communicated to the working group on neighborhood watch that we are re-upping these requests.

- **Traffic Control – Brad Glendenning**

Brad advised that the truck parking issue which was blocking the view around a corner at Boca Raton Drive and Pinehurst Drive has been reported to Austin 311.

All parking related street markings and/or additional signage at the Greens have been shelved.

Brad is working with Jason Schneider who serves as TXDOT's Program Public Involvement Task Team to schedule a neighborhood meeting at Onion Creek Club. Jason and members of the construction team will explain and debrief on the scope of the project and the planned timeline for work. Brad explained that it would be best to schedule a weeknight evening meeting at the club and Jason concurred that evenings would be better for their team as well.

Brad spoke with Nicholas Barbera of TXDOT, and Nicholas confirmed that TXDOT cannot divert any interstate traffic onto city streets. The concern that some residents have had that IH-35 traffic would be detoured through Pinehurst Drive and River Plantation onto Bradshaw to connect to Slaughter is not something TXDOT can implement. All interstate traffic must be contained within the structure of their roadways for which they are responsible and manage.

Brad advised that we could expect to see the temporary/prep work during September in our area for the eventual October work involving the demolition of the Onion Creek Parkway bridge and the subsequent rebuilding of it. TXDOT will explain all the various detours and processes by which this will happen when they meet with us.

Projects currently on hold include the entry signage pillars and the COA repainting missing roadway markings.

- **Government Affairs – Fred Blood**

Fred had nothing new to report.

- **Landscape/Parks – Dick Perrone**

Dick advised that the city mowed the 134 vacant lots for the second time this year. Some of the limbs and brush have been picked up and Dick is determining the cost to pick up the remaining brush. Since the city's fiscal year ends on October 1<sup>st</sup>, and they have usually exhausted their funds for such work this late in the year it may not be something that remains in the budget. Ms. Gibson, our Watershed representative has expressed concern about the increased costs that the city has experienced in maintenance of their properties. Since the notification to our residents about the danger of fires, Dick has arranged limb and brush pick-up for four different residents this week.

The Barton Springs Edwards Aquifer Conservation District notified Onion Creek Club that Stage IV, Exceptional Drought is now in place. The club will be limited to 40% use of their well water. This is the first time that the district has adopted Stage IV since its inception in 1978. This in turn affects the HOA because we use well water to irrigate the common areas on Onion Creek Parkway, Interlachen Lane and Golf Cove.

The basketball court in Sullivan Park has been upgraded to a multi-use basketball/ pickleball court. Dobbs Tennis Court painted the red lines which allows users to play pickleball on the existing court. Users will need to provide their own net and pickleball equipment. If demand is there, we will consider installing a separate slab for the pickleball court in the future.

- **Communications-Beth Cubriel**

Beth advised that two messages were sent out to residents regarding wildfires. The first was a general information message (from Tom Thies) relating to wildfire awareness and prevention. The second email asked neighbors not to park their cars or use their grills on parched grass.

The newsletter has gone to print and includes information on the upcoming September 23rd garage sale.

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

Marty had nothing new to report.

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

Tom reported that there were three crime activities reported to Austin Police during the last thirty days. None of the incidents were reported to Onion Creek Security. The incidents included a theft in the 10500 block of La Costa Drive and the 5800 block of Lehman Way. There was an assault in the 10900 block of Legends Lane. No other information was provided.

A resident on Onion Creek Parkway reported to Onion Creek Security that his vehicle was rifled through. No other information was provided.

Daily reports from OC security have been very quiet the past 30 days.

Over the last thirty days, APD crime viewer reported that there were 1312 assaults, 23 shootings, 930 burglaries, 1641 thefts, 89 robberies, 450 vandalisms and 477 arrests in the city.

Smith Security has one vacancy to fill for the evening and weekends shifts. Recently there have been some gaps in coverage from 6:00-10:00 pm, but we are hopeful that these gaps will be filled very soon.

## VII. OLD BUSINESS

- **Update on Erosion Control Project-Legends Way**

Dick reported they are in the process of securing additional bids for the erosion control project in Legends Way. Once the bids are received, they will be reviewed and brought to the board for approval.

## VIII. NEW BUSINESS

- **Board Vacancy**

Dick announced that Darcy Hansen has resigned from the Board of Directors effective August 17, due to family medical issues. We are currently looking to fill her position immediately with the hopes that the new member will run for a two-year term in January 2024. Dick also stated that several other board members' terms are ending soon so everyone is encouraged to solicit residents who might be a good fit to apply for these open positions.

Beth asked our visitors in attendance if anyone was willing to step in to fill Darcy's position and Kerri Dorman volunteered. She explained that she is a retired attorney with experience in litigation and public law and that she'd be happy to step in immediately.

## IX. Meeting Adjournment

Having no further business, the meeting was adjourned at 11:33 a.m. by Vice-President Dick Perrone.

The next board meeting will be held on Thursday, September 21<sup>st</sup> at 4 p.m. at Onion Creek Club.

Recording Secretary- Denise Cadell

Approved:  9/21/2023

Kathy Lahaye, Secretary