

## **ONION CREEK HOMEOWNERS ASSOCIATION**

Board of Directors Meeting Minutes

September 21, 2023

FINAL

**I. Call to Order** The regular monthly meeting of the Onion Creek Homeowners Association was held Thursday, September 21 at Onion Creek Club. The meeting was called to order by President Jerry Patterson at 4:05 p.m.

Board members attending: Jerry Patterson, Kathy Lahaye, Kerri Dorman (appointed during the meeting), Martin Benavides, Fred Blood, Jerry Epting, and Dick Perrone.

Board members absent: Christopher Burges, Beth Cubriel, Nikki England, Brad Glendenning & Tom Thies.

Also attending: Denise Cadell and Jane Redding HOA Office staff.

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

Guests attending: Cathy Miller, Janelle Blank, Mary Jo Benton, Carolyn Dyer, John Vieira, Michele Blood, Kathy Pillmore, Justin Rossi, A. Howerton, and Craig Welborn.

Jerry welcomed our guests and thanked them for attending.

### **III. New Board Member**

Jerry introduced Kerri Dorman and advised that she has been appointed as our newest new board member. Kerri will fill Darcy Hansen's recently vacated position which was to have ended at the end of 2023. Kerri is a retired attorney who is still licensed to practice. Kerri previously served on the council in Yountville, California for five years and ended her term as Vice Mayor prior to her move to Onion Creek.

### **IV. Approval of Minutes**

Dick Perrone moved to approve the August 19, 2023, board meeting minutes, Martin Benavides seconded; the minutes were unanimously approved.

### **V. Financial Report – Kathy Lahaye**

Kathy provided the following report.

Total Revenue: The total YTD revenue for August was \$463,547 which is \$53,051 under budget. Total Operating Expenses: The total YTD operating expenses for August were \$376,430 which is \$16,174 under budget. The most significant variances to budget were as follows:

Landscape Maintenance – Other was \$14,923 over budget, Security was \$30,825 under budget, Utilities was \$1,970 under budget, Accounting Postage was \$1,270 over budget (to purchase stamps for 2024 before the rate increase), Insurance was \$3,726 over budget, Legal was \$1,413 under budget and Salaries were \$2,015 under budget.

The net revenue over expense YTD was \$87,117.

Cash balances at 08/31/23:

Operating - \$270,006.90

Reserves - \$134,033.29

### **VI. Office Report – Denise Cadell**

Denise reported that since the last board meeting on August 19, 2023, six home sales have closed and six are currently pending.

The latest delinquency report received from Terri Giles indicates a balance of \$54,309.56 owed in unpaid HOA dues and \$8,970.84 in fines. Reminder notices were mailed by Terri's team on September 12<sup>th</sup> and office staff continue to reach out to residents concerning their past due balances to determine when their balances will be paid.

## **VII. COMMITTEE REPORTS**

- **Development/Infrastructure-Jerry Epting**

Jerry reported that there is very little projected activity going on within 10 miles of Onion Creek. He received 18 notices from the city about new infrastructure, but all of them are located more than 10 miles away.

Jerry advised everyone that this is his last board meeting as he will be moving to the North Texas area before the end of the year. Jerry Patterson thanked him for his willingness to serve on the board for the last several years. A replacement will be appointed once we find a resident who is willing to take on this responsibility.

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

Beth was unable to attend and provided no report.

- **Traffic Control – Brad Glendenning**

Brad was unable to attend and provided no report. Jerry advised everyone that Brad had coordinated a meeting with TXDOT representatives, and they will be hosting an update on the IH-35 project. This meeting will be held at Onion Creek Club on Tuesday, September 26<sup>th</sup> from 5:30-6:30 p.m. Beth Cubriel will send out a reminder notification to all residents reminding them of the meeting.

- **Government Affairs – Fred Blood**

Fred advised that he plans to invite a city council member to join one of our board meetings in the future. Martin Benavides suggested that we invite Vanessa Fuentes to join as well since she represents District 2 in Legends Way.

- **Landscape/Parks – Dick Perrone**

Dick reported that the Barton Springs Edwards Aquifer Conservation District did not move into Stage IV, Exceptional Drought status as previously reported. District officials performed some additional measurements at some of their selected wells and found errors in their previous readings. Onion Creek Club did not have to reduce their water pumping to 40% and the HOA's use of the club's well water for irrigation was not reduced.

Two of the mailbox stations in Legends Way now have metal roof covers above them which help to shield residents from the weather. The locations are on Lehman Way and Daly Drive. The total cost for these two roof covers was \$2,260.00. Three

additional roof covers are planned for the remaining stations later this year or early in 2024.

The City of Austin has brush pick-up scheduled for Monday, October 16<sup>th</sup>.

Dick spoke with our contact at the city about the brush pick-up on the city owned lots and he was advised that the city is dealing with massive amounts of brush city wide. Trucks are constantly needing to be repaired due to constant use. The Onion Creek lots have been mowed only once this year. Dick was advised that a contractor was hired and that he started the job, but never finished. Dick took pictures of the neglected lots and sent them to the city so that they are aware of the situation. Onion Creek has spent over \$17K this year picking up brush, cutting down and trimming trees to help keep the neighborhood neat.

- **Communications – Beth Cubriel**

Beth was unable to attend and provided no report.

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

Martin had nothing new to report.

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

Tom and Nikki were unable to attend, and Jerry provided the following report in their absence.

September has been quiet regarding reportable crime in our neighborhood. Security receives daily calls of concern for transients in the front of Onion Creek subdivision, suspicious persons, or vehicles, soliciting, and lost or loose pets. There continue to be many APD incidents in the areas around Onion Creek.

Residents are reminded to close their garage doors at night and to update their contact information with OCHOA office and OC Security so that if a garage door is found open, the officer on duty can contact that resident.

Smith Security is currently two officers short for staffing patrols. On September 1<sup>st</sup>, Smith terminated an officer after he was charged with a DWI. Going forward there may be short gaps in security coverage until new officers are hired.

Jerry advised he has been approached by a couple of residents asking the board to consider hiring off duty officers in addition to the Smith Security officers. These officers would have the ability to detain individuals if necessary. Discussion continued and since there have not been any recent issues in the neighborhood and our liability insurance would increase, the board decided not to pursue this suggestion.

## **VIII. OLD BUSINESS**

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

Dick reported that the pipeline committee received three bids for the erosion control project in Legends Way. The goal is to control the water as it runs down the steep slope there. It will eventually cause the walls and the fence in that drainage area to collapse. They plan to meet with the contractor to discuss in more detail once the contractor has been hired. Dick ordered a survey to locate the gas easement required and picked up the survey this past week. Since the property belongs to Onion Creek, it is our responsibility to resolve the issue.

## **IX. NEW BUSINESS**

### **Neighborhood Presentation – Justin Rossi**

Justin said he'd like to see more social interaction within Onion Creek and proposed several ideas concerning social, charitable, and networking activities. These activities could include picnics in the park, a family fun day, yoga, seasonal festivities, a fall harvest festival, a chili cook-off, etc. to name a few. Charitable activities could include can food drives, coat drives, etc. Justin would initially organize these events and give residents a platform to organize themselves. The possibilities are endless and hosting these events could make a significant difference in our neighborhood. Justin would appreciate the HOA's support in getting the word out. He created a new Facebook group Onion Creek Neighborhood Residents, and all residents are encouraged to join. The next step would be to organize the Facebook group so that everyone is apprised of upcoming events. Ideally a group of 10-12 families would work in unison with Justin so that the burden is not on one person. Most activities would be free or low cost if possible. Jerry agreed to discuss it in more detail with Justin within the next week to determine next steps.

### **Annual Newsletter Proposal & Update – Cathy Miller**

Cathy advised the board that she plans to produce her own magazine beginning in February 2024 and that she will no longer be selling ads for the Onion Creek Times. She is meeting with her printer in October and will keep the board posted as she finalizes the details. Her magazine would be distributed quarterly via US mail with the possibility of a December "special edition".

Discussion continued about the current bi-monthly Onion Creek Times and moving to a digital edition starting early next year. Eliminating the paper copy would reduce printing costs and postage for the HOA by over 12K annually. Office staff continue to collect email addresses from those residents who may not have provided them initially. Currently we do not have email addresses for only 33 households and letters will be mailed to those residents before the end of October asking for them. Kathy Pillmore agreed to produce the next two issues of the Onion Creek Times and asked that articles be emailed to her by Friday, October 6<sup>th</sup>.

Kerri volunteered to produce the Onion Creek Times newsletter digitally beginning in 2024 as she had previously created the one for her HOA community in Yountville. Their 80% plus open rate was great with residents looking forward to each issue. Jerry thanked Kerri for volunteering for this new opportunity.

## **X. Meeting Adjournment**

Having no further business, the meeting was adjourned at 5:20 p.m. by President Jerry Patterson.

The next board meeting will be held on Thursday, October 19th at 4 p.m. at Onion Creek Club.

Recording Secretary- Denise Cadell

Approved: Kathy Lahaye, 2023  
Kathy Lahaye, Secretary