

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

FINAL

**I. Call to Order** The regular monthly meeting of the Onion Creek Homeowners Association was held Thursday, October 19, 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, Christopher Burges, Kerri Dorman, Brad Glendenning, Kathy Lahaye, Jerry Patterson, Dick Perrone, and Tom Thies.

Board member absent: Beth Cubriel and Nikki England

Also attending: Denise Cadell HOA Office Staff

**II. Recognize Visitors/Guests**

Guests attending: Mary Jo Benton, Kathy Pillmore, Luis Rivas, and Katia Quijano

Jerry welcomed our guests and thanked them for attending.

**III. Approval of Minutes**

Dick Perrone moved to approve the September 21, 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 September was \$486,219 which is \$52,750 under budget. Total Operating Expenses: The total YTD operating expenses for September were \$427,471 which is \$13,504 under budget. The most significant variances to budget were as follows:

Landscape/Maintenance – Other was \$14,924 over budget, Security was \$28,436 under budget, Utilities were \$2,598 under budget, Accounting Postage was \$1,384 over budget (to purchase stamps for 2024 before the rate increase), Insurance was \$4,411 over budget, Legal was \$1,913 under budget and Salaries were \$1,338 under budget.

The net revenue over expense YTD was \$58,748.

Cash balances at 09/30/23:

Operating - \$247,198.65

Reserves - \$135,464.37

Jerry questioned the insurance coverage and agreed to check on coverage to determine if what we currently have is adequate.

**V. Office Report-Denise Cadell**

Denise reported that since the last board meeting on September 21, 2023, two home sales have closed and four are currently pending.

The latest delinquency report received from Terri Giles indicates a balance of \$34,545.89 owed in unpaid HOA dues and \$9,054.78 in fines.

## **VI. COMMITTEE REPORTS**

- **Development and Infrastructure – Dick Perrone**

Dick reported that the notifications from the City of Austin's Development Services Department are still very active. Thirty notices have been received since the last board meeting. Only one notice is close to our neighborhood and that is the proposed change to a site plan of the Estancia, Phase II Condos. This large tract is North of Estancia Parkway and west of the large apartment complex that faces IH-35 South, just south of Onion Creek. The proposed use of the land is designated as condos. Two other notices that are not close to Onion Creek are the large planned new addition to the Moon Tower Complex on Manchaca Road and the request of The Circuit of the Americas to amend their zoning for a 260 ft. high roller coaster.

The City of Austin Housing and Planning has also mailed notices about the city's proposal to amend the Land Development Code. The change would allow up to 3 housing units, including tiny homes and recreational vehicles on a single-family (SF) zoned property. Also, to remove restrictions on the number of unrelated adults living in a housing unit. The additional structures on the SF lots would not apply to us because of our deed restrictions. The proposed hearings are planned for October, November, and December. This is intended to solve the affordability crisis in Austin.

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

Beth was unable to attend and provided no report.

- **Traffic Control – Brad Glendenning**

Brad had nothing new to report. He did ask if anyone knew when the curbing on the vacant lots would be completed and Kathy Pillmore advised that it would be the spring of 2024.

- **Government Affairs – Fred Blood**

Fred advised that Council Member Ryan Alter will meet with the board sometime in the future. Jerry asked Fred to provide Ryan with some specific dates so that a date can be confirmed. Kathy Pillmore suggested that we invite Ryan to attend the January 20<sup>th</sup> General Meeting since approximately 200 voting residents typically attend.

- **Landscape/Parks – Dick Perrone**

Dick reported that he has overseen construction of roof covers for the mailbox units in Legends Way. The final sites included a second unit on Daly Drive, a double unit on Players Path and a 26 ft. unit on River Plantation. The final costs for the additional shade covers were \$5,060.00. The feedback has been positive, including feedback from the mail carriers. Dick is pricing out the cost to provide a shaded cover for the playscape at Legends Way Park.

Two more trees had to be removed, one on Onion Creek Parkway and one on Pinehurst Drive. One of the disc golf baskets in Sullivan Park was damaged and had to be replaced. The company did not charge us for the replacement since the original one had been installed less than a year ago. Dick is looking to add additional disc golf baskets in the future.

Four top rails on the two walk bridges in Sullivan Park had to be replaced. Dick had steel installed to replace the wood rails and welded to the steel posts already in place. The cost for this repair was \$980.00.

The fence located on Onion Creek Parkway and Pinehurst Drive will need to be replaced in 2024. Brad suggested that we consider building a 7 ft. brick or concrete fence which would provide a more permanent solution. Dick agreed to explore this option as well and will report back to the board once he has secured some bids.

- **Legal – Kerri Dorman**

Kerri attended Council Member Ryan Alter's community meeting on October 13. The topics were wide-ranging, and Kerri brought up two items specific to Onion Creek.

Water rates for condo developments: Some of our condo developments pay commercial water rates. Kerri asked CM Alter to look into why the residential rate (typically cheaper) isn't available. Kerri also questioned the difference in commercial and residential rebate programs because the current rules negatively impact condos operating under the commercial rate structure. Ryan said he would investigate both items and get back to Kerri. Kerri is in initial touch with CM Alter's Staff and will update the Board when complete responses are received.

Proposed "HOME" Initiative: "HOME" stands for Home Options for Middle-Income Empowerment and is basically a package of proposed amendments to the City's Land Development Code that will change single-family zoning and development regulations in an effort to increase affordability by increasing density. Discussion at the meeting included the need to preserve neighborhood character and livability. When Kerri asked specifically about Onion Creek, CM Alter said (1) condominium developments will not be subject to the new proposal, and (2) for single family lots, "restrictive covenants trump" increased density proposed by the initiative.

The city is planning three opportunities for public input on this initiative: October 26 at 2pm, November 14 at 6pm and December 7 at 10am. More detailed information about the meetings and the proposed amendments are available at <https://publicinput.com/LDCupdates>.

#### Newsletter

Kerri advised that the transition from mailed to electronic newsletters is currently underway. Kerri is researching design platforms in anticipation of a monthly newsletter beginning after the first of the year. In the meantime, Kerri plans to supplement and update our printed newsletters on a somewhat regular basis (using Constant Contact), while being mindful of not oversaturating our residents. A big "thank you" to Kathy Pillmore, Denise, and Jane for their help on this.

- **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**

Tom reported that there were only three APD Reports in Onion Creek recorded last month. These included an assault/family disturbance, family disturbance and a burglary/vehicle theft.

Onion Creek Security Responses were as follows:

- October 4, 2023. Seven vehicles were reported to have been burglarized in the OC club parking lot during midday. Three out of the seven were broken into. This was also reported to APD.
- Multiple calls for suspicious vehicles or persons
- Pet calls
- Trespassing, commercial properties along IH-35 service road.
- Family Disturbances
- Water leak

Smith Security provided the following update.

- Hired a new Security Officer to work a 44-hour schedule. Thurs/Fri (2200-0600) Sat (0600-1800) Sun/Mon (2200-0600).
- Staffing still short one officer, Smith stated they are looking for someone. Thurs/Fri (1400-2200) Sat/Sun (0600-1800) 40 hours
- Shift vacancies occurring weekly up to 73.5 hours not worked. Contract calls for staffing 224 hours weekly.
- Currently two OC residents work for Smith Security. Frank has stepped up to assist when necessary and has answered calls three nights per week. This is very much appreciated.

The shifts are difficult to fill and there is a lot of turnover, but Tom advised that Smith Security's business model decides the shifts.

One of the residents asked if we could add a line item to the HOA Statements allowing residents to add a tip for our security officers. Kathy Lahaye advised that we would need to discuss this with our CPA to determine how this could be done.

## **VII. OLD BUSINESS**

There was no old business to discuss.

## **VIII. NEW BUSINESS**

- **Action to fill possible vacancies on OCHOA Board**-Jerry advised that we currently have four residents interested in running for a board position in January. Three have already completed their application and submitted it to the office.
- **Report of nominations committee**-Jerry advised that the Nomination Committee will compile a list of all candidates and prepare the ballot for the January election. Candidates' bio's will be included in the January/February 2024 newsletter.

- **Entry signs into Onion Creek**-Brad reported that since there will be a pedestrian sidewalk and a bike path in front of Onion Creek next to the feeder road, that we may need to consider more consistent signage at the entrance to Onion Creek. Martin suggested that we wait until the project is completed before we can determine our next steps. Jerry Patterson agreed and determined that we put the sign project on hold for now.
- **Onion Creek Neighbors Night Out Event**-Fred Blood advised that resident Justin Rossi is overseeing Onion Creek Neighbor's Night Out which is set for Thursday, October 26<sup>th</sup> from 6:00-8:00 p.m. The HOA has agreed to furnish the food again this year. Board members will assist Justin in delivering food to the hosts. Notices about the event will be sent out via Constant Contact and posted to the new Onion Creek Neighborhood Residents Facebook page.
- **2024 Budget**-Kathy Lahaye reminded everyone to submit their figures to her so that she can prepare the budget for 2024. Landscape/Maintenance and Security are typically our largest expenditures. Kathy reminded everyone that if your committee is planning a large expenditure for next year to please let her know.

Jerry Patterson recommended that the 4<sup>th</sup> of July Parade budget be increased as the cost for the flyovers will be more expensive next year. Jerry mentioned that we may want to look at revitalizing the 4<sup>th</sup> of July picnic once again. He'd like each board member to encourage more parade participants to participate in next year's event.

#### **IX. Meeting Adjournment**

Having no further business, the meeting was adjourned at 5:37.m. by President Jerry Patterson.

The next board meeting will be held on Saturday, November 18 at 10:00 a.m. at Onion Creek Club.

Recording Secretary- Denise Cadell

Approved:  11/18, 2023

Kathy Lahaye, Secretary