

# ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

November 18, 2023

## FINAL

**I. Call to Order** The regular monthly meeting of the Onion Creek Homeowners Association was held Saturday, November 18 at Onion Creek Club. The meeting was called to order by President Jerry Patterson at 10:00 a.m.

Board members attending: Martin Benavides, Beth Cubriel, Kerri Dorman, Nikki England, Brad Glendenning, Kathy Lahaye, Jerry Patterson, Dick Perrone, and Tom Thies.

Board members absent: Fred Blood and Christopher Burges

Also attending: Denise Cadell and Jane Redding HOA Office Staff

## II. Recognize Visitors/Guests

Guests attending: Mike Jackson, Michael Perrissi, Jim Chandler, Myra Buttacavoli, Kathy Pillmore, Soussan Semerciyan, Luis Rivas, Ashley Allen, Alex Dubov, and Wayne Perrard

Jerry welcomed our guests and thanked them for attending.

## III. Approval of Minutes

Dick Perrone moved to approve the October 19, 2023, board meeting minutes, Tom Thies seconded; the minutes were unanimously approved.

## IV. Financial Report-Kathy Lahaye

Kathy provided the following report.

Total Revenue: The total YTD revenue for October was \$505,933 which is \$44,802 under budget. Total Operating Expenses: The total YTD operating expenses for October were \$465,886 which is \$21,960 under budget. The most significant variances to budget were as follows:

Landscape Maintenance – Other was \$15,073 over budget, Security was \$36,600 under budget, Utilities were \$1,823 under budget, Accounting Postage was \$1,184 over budget (to purchase stamps for 2024 before the rate increase), Insurance was \$5,096 over budget, Legal was \$2,413 under budget and Salaries were \$1,968 under budget.

The net revenue over expense YTD was \$40,046.

Cash balances at 10/31/23:

Operating - \$205,563.82

Reserves - \$136,895.57

## V. Office Report-Denise Cadell

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

The latest delinquency report received from Terri Giles indicates a balance of \$ 19,150.00 owed in unpaid HOA dues and \$9,127.00 in fines.

Thirty-six Demand letters were mailed to residents who are delinquent in paying their 2023 HOA dues. As of today, we have received eight payments in full. Approximately 62 residents (out of 1404) still owe dues.

## **VI. COMMITTEE REPORTS**

- **Development and Infrastructure – Dick Perrone**

Dick reported that the City of Austin Planning and Development Services provided the following updates. Onion Creek is seeing growth on all four sides. Three of the notices are within a mile of us.

The first site is at 13220 Old San Antonio Road which requests a change in zoning for 165.347 acres. The property is immediately West of Puryear Road and Old San Antonio Road intersection. The property includes the proposed R.O.W. for the extension of Hwy 45 that would connect IH 35 to FM 1626.

The second notice of interest is the proposed change in zoning for Ralph Ablanado Drive and South Congress Avenue. The tract surrounds the convenience store and will require the removal of three structures. The zoning request is CS/V, general commercial services.

A third notice is the rezoning of the residential home at 10801 Bradshaw Road, immediately North of Lehman Way. The request is only for SF-3-Family Residence from the current zoning of IRR, interim rural residence. This only brings the property into compliance after being annexed by the city several years ago.

Dick provided an update concerning Moontower Saloon's project and reported that it includes a \$270 million dollar expansion to become known as the "Entertainment District of South Austin". Some twenty-two parcels of land have been purchased to accommodate 964 apartments, one mile of connecting trails to the 11 bars and additional bars and restaurants to be built. This is the area south of Slaughter Lane and ends at the Old Manchaca Road intersection.

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

Beth had nothing new to report.

- **Traffic Control – Brad Glendenning**

Brad reported that there is a pothole near Bradshaw Drive and River Plantation Drive and two residents have had their tires damaged after running over it. He advised them to call 311 to report the issue. Dick Perrone mentioned that these issues are typically repaired within 48 hours. Kathy Pillmore suggested that Brad contact council members Ryan Alters and Vanessa Fuentes' office to report the issue as well.

Brad reported that speeding issues in Onion Creek are continually brought to his attention, and the question is "what can we do about it"? Brad explained that the city has a budget which dictates where they can spend the money. They determine how much can be spent based on the results of the traffic studies and reports of problems. Each year they place strips across the road to collect data (speed) and in the past, Onion Creek does not meet the criteria required to have funds allocated for speed control. The city does not allow Onion Creek to paint anything on the street to remind drivers to slow down as it is their infrastructure to manage. Kathy Pillmore advised that several years ago, tickets were

given out to those speeding and the data collected reported that 65%-75% of those ticketed had an Onion Creek address.

- **Government Affairs – Fred Blood**

Fred was unable to attend and provided no report.

- **Landscape/Parks – Dick Perrone**

Dick reported that all has slowed down in the common areas of our neighborhood. We were fortunate that the City of Austin picked up all the brush and broken limbs and mowed the vacant lots before the October and November rains. The clean, mowed, and green vacant lots give a park-like appearance in both the north and south areas in our community.

Dick is working on securing bids for the fence replacement at the intersection of Onion Creek Parkway and Pinehurst Drive. Two types of fencing, "Fencecrete" and single structure rock are being priced. Both fence types can be seen, structure rock on Brodie Lane in Shady Hollow subdivision and "Fencecrete" on Escarpment Blvd. in Circle "C", north subdivision.

Two types of shade coverings for the playscape in Legends Way are being considered. Fabric shade with metal support or a metal roof with metal support.

- **Legal-Kerri Dorman**

Kerri confirmed with Patty Arnold that two recent House Bills affect OCHOA, as well as some of the other associations in Onion Creek.

House Bill 614, effective January 1, 2024, applies to associations that are authorized to levy fines, and essentially prescribes that such associations must have and publish an enforcement policy addressing specific issues such as fine categories and schedules and hearing information.

House Bill 886, effective September 1, 2023, sets requirements regarding the number, timing, and delivery method of delinquency notices before a lien can be filed based on an owner's failure to pay fees or assessments.

Kerri is continuing her research on the new senate bills and working with Denise Cadell to make any necessary updates to our current procedures. Kerri expects to have items for Board consideration at the December and/or January meetings.

The first interim newsletter update launched on November 13. Depending on news around the community and City, Kerri will look at the possibility of another all-resident update sometime in early December.

Kerri is currently assisting President Patterson with an e-blast to solicit residents who might want to work two or three shifts a week for Smith Security.

- **Communications-Beth Cubriel**

Beth reminded everyone to turn in articles for the January/February newsletter to Kathy Pillmore by December 1<sup>st</sup>.

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

Marty had nothing new to report.

Denise reported that Debra Witt has resigned from the Architectural Control Committee and that we are currently looking for someone to replace her. Denise will include this information in the January/February newsletter so that those residents interested can contact the office.

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

Tom provided the following APD reports for Onion Creek.

- 10-29-23 Family Disturbance, River Plantation Dr.
- 10-30-23 Family Disturbance, Players Path
- 11-10-23 Burglary of a residence, La Costa Dr.
  
- **OC Security Responses/observations**
- 10-21-23 Vehicle burglary, unlocked.
- 10-24-23, Family Disturbance, homicide investigation by APD
- 10-26-23, Disturbance
- 10-26-23, Suspicious Vehicle
- 10-31-23, Mailbox hit on Pinehurst Dr.
- 10-31-23, reported shots fired, resulted in APD response.
- 10-31-23, reported Fuel theft from Exxon, est. 1000gallon diesel.
- 11-2-23, reported abandoned vehicle.
- 11-8-23, reported E bike stolen from garage.
- Multiple transient/homeless calls in November
- Fire Hydrant hit on OC Parkway
- Lost Animals
- Attempted mail theft

Smith Security advised that two Security Officers have resigned, and we are now three officers short. Tom discussed staffing issues with Smith Security's District Manager and plans to meet with him in the next week. Considerations for the 2024 Security Budget will be discussed.

## **VII. OLD BUSINESS**

### **Nominations for new board members**

The nominating committee presented the slate of candidates for the board and placement on the January ballot. Dick Perrone moved that we approve the slate of candidates as presented and Martin Benavides seconded the motion. The motion was unanimously approved. The proxies and the January agenda for the General Membership Meeting scheduled for January 20<sup>th</sup> will be in the next newsletter.

Luis Rivas and Mike Jackson, two candidates who will be running for a position on the 2024 board were in attendance and introduced themselves and provided a brief introduction about themselves.

## **VIII. NEW BUSINESS**

### **Security Pay rate/Budget Discussion**

Tom has asked that an ad hoc committee be formed to meet with him and Smith Security's Director within the next two weeks. Tom would like to determine our direction for 2024. If you'd like to be included, please let Tom know.

### **2024 Budget**

Kathy Lahaye advised that our actuals for year-to-date vs. what we budgeted are unfavorable by \$20,700K. We initially budgeted that we were going to be unfavorable by \$15-\$16K. Revenue is unfavorable by \$43K due to unpaid HOA Dues and less revenue received from home resale certificate fees. (Home sales in 2023 have been lower than 2022). We need to decide if an increase in dues for 2024 is necessary. Discussion continued to determine what we can do to prevent an increase. Dick Perrone suggested we not increase dues for 2024 since we increased them in 2023. Jerry Patterson suggested that if we find that dues need to be increased, that we increase them in July instead of in January. Kathy will review the actuals again to estimate exactly where we are, and we will vote on this at the December 21st meeting.

2024 expenses that will be less include a decrease in printing and postage for the Onion Creek Times Newsletter. Beginning in March of 2024, the newsletter will be digital, so this will save us approximately \$12K. Jerry Patterson plans to meet with Gary Funderburk to review our insurance policies. We want to make sure that we have adequate coverage and that we are not paying for coverage that we may not need.

### **IX. Meeting Adjournment**

Having no further business, the meeting was adjourned at 11:34 a.m. by President Jerry Patterson.

The next board meeting will be held on Thursday, December 21 at 4 p.m. at Onion Creek Club.

Recording Secretary- Denise Cadell

Approved:  12/21/2023

Kathy Lahaye, Secretary