

ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

April 18, 2024

FINAL

I. Call to Order The regular monthly meeting of the Onion Creek Homeowners Association was held Thursday, March 18, 2024, at Onion Creek Club. The meeting was called to order by President Jerry Patterson at 4:00 p.m.

Board members attending: Luis Rivas, Martin Benavides, Jerry Patterson, Dick Perrone, Tom Thies, Brad Glendenning, Kathy Lahaye, Christopher Burges, Fred Blood, and Nikki England.

Board members absent: Justin Rossi, Martin Benavides and Brad Glendenning

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

II. Recognize Visitors/Guests

Guests attending: Bob Dehm, Cathy Miller, Herb Smalley, Kerri Dorman, Dave Plummer and Ryan Alter

Jerry welcomed our guests and thanked them for attending.

III. Approval of Minutes

Chris Burges moved to approve the February & March minutes, Tom Thies seconded the motion, and the minutes were approved.

IV. Approval of New Board Members

Chris Burges moved to approve our two new board members, Justin Rossi and Luis Rivas. Dick Perrone seconded the motion, and the board members were approved.

Financial Report – Kathy Lahaye

Total Revenue: The total YTD revenue for March was \$243,869 which is \$2,322 over budget. **Total Operating Expenses:** The total YTD operating expenses for March were \$116,532, which is \$28,787 under budget. The most significant variances to budget were as follows:

Security was \$29,364 under budget.

The net **revenue over expense** YTD was \$127,337.

Cash balances at 03/31/24:

Operating - \$246,785.15

Reserves - \$153,737.53

Office Report – Denise Cadell

5 home sales have closed since March 14, 2024, and 8 are currently pending.

The latest delinquency report received from Terri Giles indicates a balance of \$51,146.22 owed in unpaid HOA dues and \$9,517.65 due in fines. Currently we have 215 residents who owe dues.

This time last year, the balance owed was \$35,927.00, so we have seen an upward trend of residents who owe.

COMMITTEE REPORTS

- **Development/Infrastructure-Fred Blood**

No City Planning activity for our area reported.

- **Government Affairs – Luis Rivas**

- Austin City Council appoints new City Manager. Mayor Kirk Watson and the City Council voted unanimously to appoint T.C. Broadnax. Broadnax will begin his tenure with the City on Monday, May 6. He comes to Austin from Dallas, where he served as City Manager for seven years.
- Update on the storm ditch located at Shark Ln. in Legends Way. There was some discussion about the stormwater runoff ditch at our last HOA meeting since there has been some erosion from recent storms. I (Luis) emailed the director of the City's Watershed Department and received an update from his staff. It appears that the location falls under the City's purview. The city conducted a site visit and determined that there is no blockage within the concrete pipe. Someone from Watershed will follow up with Luis on next steps to resolve the erosion problem.

- **Events/Communications – Justin Rossi** - Justin was absent, Jerry read his report.

The first annual OCHOA Egg Hunt was a huge success, and we had a much larger turnout than anticipated. I heard from multiple people that it was the largest HOA event they can remember aside from the 4th of July Parade. Though it was a great event, we did learn a few lessons!

1. 500 eggs were not enough eggs for the number of families in attendance. This being our first ever egg hunt, we couldn't have known what to expect. I think we were all surprised at how many people attended. All 500 eggs were found in a matter of minutes due to the unexpectedly large turnout. I believe we should plan on purchasing at least 2000 eggs next year.
2. Some of the younger families, or those that showed up just a few minutes late, left with no eggs at all. To avoid this, in addition to more eggs, next year I would like to do 2 separate events on the same day, just at different times. One for the younger kids 3 or younger, and another for the 4+ group. This will allow the younger kids to have a fair chance rather than competing with the older/faster children.
3. Budget: We will be sure to purchase all supplies via the HOA credit card/accounts to be sure everything is tax exempt. This year, I will simply consider the purchases I made as a donation since I purchased them on my personal card. No need to be

reimbursed. Also, a huge thank you to Jerry for the inflatable bunny rabbit and Dick for donating the extra candy!

4. If anyone else has any insight or recommendations for next year, please let me know.

As of now, the next big event on the schedule is the **4th of July Parade**. I'll work with Jerry individually to get the lay of the land as this will be my first time organizing the event.

- **Landscape/Parks – Dick Perrone**

Since the March meeting, the city completed the removal of the 8 diseased oak trees. But their mowing has stopped because their contractor was fired, and the new one is being hired at the current time. A city crew picked up and removed several broken limbs on the various lots. The city rep. Ms. Campbell and I met on site to take pictures of the many dead trees and heavy, attached broken limbs that exist on the lots. Approximately 9 trees fit this description. I had the LEGENDS Way sign on River Plantation repainted. The heavy steel metal bleached out to semi white color and the other sign on Lehman Way kept the dark brown rust appearance. We had to sand, power wash, and repaint the front and back of the structure. The procedure cost \$580.00. I do not know what happened to cause the metal to change its color. The City of Austin Transportation department did complete the installation of some caution awareness to the golf cart crossing at the curve on River plantation. The work is simple, but I think it does make one slow down. (Board members agreed that this was an effective decision and discussed installing more.) The 4100 square foot new home on lot #6 of Golf Cove Drive is moving along and the slab could be poured this Friday.

- **Architectural Control/Rules & Enforcement–Mike Jackson**

- 18 Modification Requests have been received in the last 30 days and 4 are currently pending. Requests included painting exterior trim, installing/replacing fences, replacing windows, roofs, and front doors. The committee has been busy and quick to approve all requests in a timely manner. **Kudos to John, Vincent, Andrew, Lida and Herb!**
- 105 Violations have been sent to the office in the last 30 days and most issues include lack of lawn maintenance, trash cans visible from the street, and RV's and trailers being parked in driveways. The serious offences, many that are repeat offenders, have been escalated to Mike for review.
- 10917 Players Path
Work truck in driveway...A notice needs to be sent; violations in several sentences in the CC&R...
- Continuing issues...Trash Cans, Mold/mildew on fences, yards need mowing, min 2 trees/yard in Legends Way
- Need to take a good pic of a properly installed fencing around trash cans in Legends Way

- Boats, trailers, heavy equipment should NOT be stored in driveways...take pix and date/time.... send to HOA office.
- COA trash can code – discussed letter of the law. HOA cannot fine some and not others.

District 5 Council Member Ryan Alter gave a report and took questions:

- Jerry asked about a new city property code concerning single family lots being allowed more than one living structure and would that affect the HOA? Ryan confirmed that the HOA covenants and restrictions would override the city code.
- Dick Perrone asked that because of the sales tax revenue shortfall in Travis County this year, if the tax rate will go up. Ryan explained that our tax rate will go down because our tax base is growing and there is a 3.5% limitation on city's ability to generate property taxes, and because Austin has experienced growth beyond that 3.5% there will be a compression in the rates. The highest possible taxable increase is 3.5%.
- Development fees are lower because development has slowed down due to highest interest rates.
- Austin Police Association is out of contract, and they are negotiating a new contract. They have seen a levelling off of departures in the last year, and hopefully with the new contract things will begin to turn around. Fire and EMS contracts were a little more expensive than anticipated, but they have closed the vacancy gaps in those departments. EMS & Fire Department numbers are going up, so they are hopeful the new police contract will do the same. Currently the Police have a shortage of 350 officers and hope to get it down to 150 to operate comfortably.
- The city is building and renovating 5 fire stations this year, 3 are done so far.
- Homelessness is still a continuing problem in the city. Jerry voiced concerns that the past and current systems are not addressing the existing needs. Ryan responded they are trying to develop a plan that can address the multiple issues across the board so we can see a measurable outcome.
- Climate Change – Council believes it will cost us more to do nothing. We are not trying to solve global warming, but we are more sustainable, resilient city that can respond better to energy needs.
- Water is another big problem; we need to cut water and create more usage of the water we have. A water rebate plan is being discussed.

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

APD reports for Onion Creek (Spot Crime Report)

- Family Disturbance
- Injury to Elderly/Family Violence

OC Security Responses/observations

- Suspicious Vehicles/persons

- Mental Health/Naked person in street
- Graffiti on fence at Exxon
- Damaged gate at The Courtyards
- Solicitor complaint
- Rabid animal
- Lightning strike of residence
- Suspicious knock-on door
- Loose dogs
- Complaint on neighbor
- Unsafe driving, playing games.
- Possible mail/package theft
- Burglary of home undergoing renovations
- Lost person
- On the Next-door app, Vehicle break-in and speeding vehicle (not reported to OC Security).
- Homeless person

Smith Security

- Shift vacant THURSDAY/FRIDAY 1400-2200. SATURDAY/SUNDAY 0600-1800 HRS,
 - Update Draft of RFP for Security Services.
 - Created Security Vendor list.
 - Replacement vehicle slated for OC Patrols. Ford Maverick
 - One Smith vehicle was out of service for 5 days resulting in single night patrols
 - Discussed plan to search for a new security company in the coming months.
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- **Traffic Control – Brad Glendenning** - Brad was absent/had nothing to report.

VII. OLD BUSINESS

Jerry reported that the proposal from the Erosion Control project should be here soon.

VIII. NEW BUSINESS

Review 2024 fining policy - Board approved Violations Fining Policy

Develop an Events Budget

Granting/denying variances regarding trees in Legends Way-Martin

Since we had a request from a Legends Way resident asking for a variance concerning planting another tree in his front yard, discussion was opened to determine if a variance can be given. According to Article 10, Section 10.23, two trees that are at least 2" in diameter and at least 3' tall must be planted in the front yard. After discussion it was decided that although the resident's yard is small, the trees must be planted if the resident is to remain in compliance and no variance will be allowed.

IX. Meeting Adjournment

Having no further business, the meeting was adjourned at 6:01 p.m. by President Jerry Patterson.

The next board meeting will be held on Thursday, May 18 at 10 AM at Onion Creek Club.

Recording Secretary- Jane Redding

Approved: _____, 2024

Kathy Lahaye, Secretary