

ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

June 20, 2024

FINAL

I. Call to Order The regular monthly meeting of the Onion Creek Homeowners Association was held Thursday, June 20, 2024, at Onion Creek Club. The meeting was called to order by President Jerry Patterson at 4:09 PM.

Board members attending: Luis Rivas, Martin Benavides, Jerry Patterson, Dick Perrone, Kathy Lahaye

Board members absent: Fred Blood, Justin Rossi, Brad Glendenning, Christopher Burges, Nikki England

Also attending: Nancy Neuse & Jane Redding, HOA Office Staff

II. Recognize Visitors/Guests

Guests attending: Liz Jones, Elliott Tuttle Yarbrough, Raymond & Ola Young, Sousson & Chunt Semerciyan, Kathy Pillmore, Michael Perrissi, Marie Shaw, Cathy Miller, Devon Avery, Kerri Dorman, Jody Plummer, Williamenus Pierce, Leza Gan

Jerry welcomed our guests and thanked them for attending.

III. Approval of Minutes – Due to lack of a quorum, minutes were not able to be approved.

Financial Report – Kathy Lahaye

Total Revenue: The total YTD revenue for May was \$272,063 which is \$3,084 under budget. **Total Operating Expenses:** The total YTD operating expenses for May were \$220,771 which is \$25,462 under budget. The most significant variances to budget were as follows:

Landscape Maintenance– Other was \$2,627 over budget, **Security** was \$24,617 under budget, **Legal** was \$1,820 under budget.

The net **revenue over expense** YTD was \$51,292.

Cash balances at 05/31/24:

Operating - \$136,129.50

Reserves - \$156,600.22

Office Report – Nancy Neuse

Nancy reported that 4 home sales have closed since May 18, 2024, and 10 are currently pending. The latest delinquency report received from Terri Giles indicates a balance of \$28,764.50

owed in unpaid HOA dues and \$13,089.62 due in fines. We have begun fining residents for violations. Currently we have 114 residents who owe dues. This time last year, the balance owed was \$17,042, so we have seen an upward trend of residents who owe, however, now that we are able to focus on collections instead of complaints, we have been able to collect \$11,900.73 since our last board meeting.

COMMITTEE REPORTS

- **Development/Infrastructure-Fred Blood**

Fred had nothing to report – he was unable to attend.

- **Government Affairs – Luis Rivas**

The status of the storm drain at Shark Lane is still pending approval by the City's Watershed Department. Luis provided a more detailed report about what the City's plans are. Kathy Pillmore suggested we contact Vanessa Fuentes.

Jody Plummer asked about the hikers & bikers in that area, Dick Perrone responded that he has NO TRESPASSING signs, but they are not up yet.

Events/Communications – Justin Rossi – Nothing new to report.

- **Landscape/Parks – Dick Perrone**

Two more Hackberry trees had to be removed this month and another live oak was trimmed after a very large limb split and broke. We have experienced two large irrigation leaks on River Plantation immediately East of Bradshaw and the West of Bradshaw at Golf Cove drive. Another leak was repaired on the North side of the Parkway near the Courtyard units. All three leaks involved the 2 ½" supply line. The City of Austin contractor, Corza Construction mowed the lower South end of Pinehurst and stacked up all the broken limbs. The area looks great. But the North section of Wild Dunes has not been mowed as of this report. Dick explained that the City has been having difficulty keeping contractors, but they would be around to pick up fallen trees and limbs. The Wastewater Department announced to me that the long-promised apron removal and curb closing on the vacant lots will start this weekend, the 22nd. The shade structure for Legends Way Park's playscape has been ordered.

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

Mike was out of town – **Jerry Patterson reported:**

The committee is in the process of streamlining the process of enforcing the CCRs :

1) A postcard is sent – Resident has 10 days to comply.

2) If still not in compliance, the resident receives a letter informing them what day the fining begins.

Jerry explained details of what is acceptable and what is not in terms of violations such as trash, trees and parking after fielding questions from the guests. There was a discussion about the whole point of the CCRs which is to protect the value of the neighborhood.

Guests asked questions concerning how to find out what section their property is in so they can find out the CCRs for their property.

- **Security- Tom Thies** – gave his report in 3 sections;

1) Formal Reports in the Austin Police Department System: (Austin Police Department Report Crime Viewer) on Austin City Police website.

May 29 - Shots fired on Onion Creek Parkway

June 4 – Pinehurst Drive arrest DWI

June – Mickelson 5 Theft by check

June 16 – Preston Trails suspicious person arrest

2) Reports from Smith Security – acknowledged serious staffing issues with Smith Security. We are down to 2 patrols at night, these patrols are staying on the major thoroughfares.

-Multiple medical responses in the neighborhood resulting in calling Austin Fire and Austin Travis County investigating in the neighborhood

-Out of town reports – residents notify security

-May 27 – vehicle burglary on Wild Dunes (2nd time this vehicle has been targeted)

-Suspicious vehicles in the neighborhood

-May 29 – shots fired from 40 caliber gun into resident's window during the night. APD was called, very little information. Resident was not hurt.

-Trespassers reported – APD response slow, trespassers were gone by the time they showed.

-Mailbox knocked down – by Postal Service

-2 Driving while intoxicated reports, APD on scene at one.

-Fishing in the pond in Sullivan Park

-6/12 transient in Legends Lane reported, same person seen the next night on stealing a girls bike on Innisbrook

3) Smith Security - we are contracted 224 hours per week (24 per day + extra patrol at night.) Most recently they were 168 hours short due to staffing issues. We have worked with Smith to encourage staff to stay, but were unsuccessful.

We have requested various security companies to submit proposals, received 7 proposals and narrowed the search down to two. Securitas and Enforce are the 2 companies. Bids had a range (not including gas) \$467,000 to \$333,000 per year. Tom discussed a variety of levels of Security (we are at Level 2 – observe and report).

Traffic Control – Brad Glendenning

No report given – Brad was unable to attend.

VII. OLD BUSINESS

pVIII. NEW BUSINESS

Cathy Miller asked to read a letter written by a resident of One Onion Creek thanking Jerry Patterson and Tom Thies on how the shooting incident was handled at Willamenus Pierce's home.

Mike Perrissi asked questions about the new security companies and their costs, and asked if we anticipate another rate increase beyond 10%. He suggested asking the neighborhood if they would agree to a 30% raise. Board members responded that they have taken that into consideration in the past, but have not have good response from homeowners. Another resident asked about gating the neighborhood, Jerry explained that we have looked into it, and it was not feasible for Onion Creek.

IX. Meeting Adjournment

Having no further business, the meeting was adjourned at 5:21 PM by President Jerry Patterson.

The board then went into Executive Session to discuss the details of Smith Security and the possible new Security companies going forward.

The next board meeting will be held on Saturday, August 17 at 10 AM at Onion Creek Club.

Recording Secretary, Jane Redding

Approved:  7/18, 2024

Kathy Lahaye, Secretary