

ONION CREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
July 18, 2024

FINAL

I. Call to Order The regular monthly meeting of the Onion Creek Homeowners Association was held Thursday, July 18, 2024, at Onion Creek Club. The meeting was called to order by President Jerry Patterson at 4:06 PM.

Board members attending: Luis Rivas, Martin Benavides, Jerry Patterson, Dick Perrone, Kathy Lahaye, Justin Rossi, Brad Glendenning, Luis Rivas,

Board members absent: Fred Blood, Mike Jackson, Nikki England

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

II. Recognize Visitors/Guests

Guests attending: Liz Jones, Elliott Tuttle, Ada Nunez, and Monica Mott

Jerry welcomed our guests and thanked them for attending.

III. Approval of Minutes

Dick Perrone moved to approve the June minutes, Marty Benavides seconded the motion, and the minutes were approved.

Financial Report – Kathy Lahaye

Total Revenue: The total YTD revenue for June was \$285,634 which is \$4,013 under budget. **Total Operating Expenses:** The total YTD operating expenses for June were \$260,820 which is \$38,225 under budget. The most significant variances to budget were as follows:

Landscape Maint – Other was \$6,779 over budget, **Security** was \$37,395 under budget, **Legal** was \$2,220 under budget.

The net **revenue over expense** YTD was \$24,815.

Cash balances at 06/30/24:

Operating - \$100,883.85

Reserves - \$158,031.43

Office Report – Nancy Neuse

Nancy reported that six home sales have closed since June 20, 2024, and six are currently pending. The latest delinquency report received from Terri Giles indicates a balance of \$23,531.77 owed in unpaid HOA dues and \$9,958.93 due in fines. Currently we have 85 residents

who are delinquent in paying their dues. This time last year, the balance owed was \$14,284.38, so we have seen an upward trend of residents who owe.

COMMITTEE REPORTS

- **Development/Infrastructure-Fred Blood**

No report submitted. Fred was unable to attend.

- **Government Affairs – Luis Rivas**

The HOA will fence off Shark Lane to prevent illegal dumping that's occurring. Erosion continues to occur on both sides of the culvert and COA is still assessing if COA will fix the culvert.

Luis reported that the engineering assessment by COA has been completed and the recommendation is to provide maintenance up and downstream of the culvert.

- **Events/Communications – Justin Rossi**

July 4th parade went well.

Sullivan Park is getting more traffic and Justin reported that residents have asked for a bathroom there. Jerry indicated this would need to be added to the budget. Off hand this could cost \$50,000 or more to provide water for bathrooms.

Dick will look into water access and the cost of Port-a-Potties.

- **Landscape/Parks – Dick Perrone**

The month of June brought the city contractor, Abescape, who did a good job of mowing and trimming the neighborhoods north side vacant lots. The only hitch was that three lots were not touched as the contractor had some bad information as to the ownership of these lots. Also, all the major limb piles were picked up as part of the City of Austin's bulk brush pick-up. The basketball goal for Legends Way Park has been purchased and will be installed on the 17th of July. Several more trees were removed on the north access path to Sullivan Park. Trash along the Parkway and Boca Raton has increased dramatically in the last three months. And another problem has been the many small yard advertising signs placed on our street entrances at Bradshaw and IH 35. The leak at the irrigation line on River Plantation and Bradshaw Road cost us \$1,434.00 to repair. The major problem was the 2 1/2" line under the street was leaking and both sides of the street had to be dug some six feet deep and 5 ft. of sidewalk removed and repoured. The pipe did not break but came apart at the connection.

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

Mike was not present at the meeting but Jerry spoke about Rules and Enforcement and the plan of action going forward. A yellow card has been printed that will allow Kathy Pillmore to send notices to residents at the addresses where infractions have been reported by the

Rules and Enforcement team. Residents will have 10 days to correct the infraction and advise the HOA office when the correction has occurred. Someone from Rules and Enforcement will then check to visually confirm that the infraction has in fact been corrected. Those infractions not addressed by day 10 will begin to be fined for each day they are out of compliance with the CCR's of their particular section of Onion Creek.

Security- Tom Thies

- Assault/Crimes Harassment, La Costa Dr
- Theft, by check, River Plantation Dr.
- Auto Theft, River Plantation Dr.
- Family Disturbance, River Plantation Dr,

OC Security Responses/observations

- Vehicles rummaged through, unlocked? Preston Trails & Wild Dunes
- Suspicious vehicle
- Open Garage Door
- Welfare check
- Property Check

Smith Security Services

- OCHOA sent a registered letter to Smith ending our contract/agreement. Smith agreed to provide service through July 31. Staffing issues continue, this is causing unstaffed shifts for the rest of the months. Don't hesitate to call 911 for a true emergency.

Enforce Security Services

- Signed 2-year contract \$336,936.00 with extensions possible, HOA Board approved
- 224 hrs. weekly, 2 patrols at night 2200-0600hrs.
- Held a transition meeting with Enforce, some of our resident security officers will roll over to Enforce.
- Updating post orders.
- Training sessions with the SO's next week
- New Patrol Vehicles, better tracking program
- Retain Security Phone number 512-940-9269
- Reinvigorate the OCHOA bumper sticker, open garage door notification and out of town reports.

Jerry thanked Tom for all the work he has done to resolve the security coverage for Onion Creek. Tom has been working on this problem above and beyond for quite some time and we are very optimistic that Enforce Security Services will resolve our problems with staffing.

• Traffic Control – Brad Glendenning

It was noted that the sidewalks in Onion Creek are, as a rule, not used by our walkers/joggers. Nancy mentioned the shifting sidewalks and cracks prevalent on Crown Colony Dr., and the fact that the road is more level. COA did some temporary patching of

sidewalks but it is a COA matter and we need to report problem areas to them. Some discussion followed about with our wide roads we could paint a bike lane in a number of places but street parking is not allowed in bike lanes and we have a lot of street parking.

VII. OLD BUSINESS

VIII. NEW BUSINESS

Kathy Lahaye moved to approve the contract with Enforce Security as discussed in Tom's report and Justin Rossi seconded the motion. The motion carried unanimously.

IX. Meeting Adjournment

Having no further business, the meeting was adjourned at 5:41 PM by President Jerry Patterson.

The next board meeting will be held on Saturday, August 17 10:00 AM at Onion Creek Club.

Recording Secretary- Nancy Neuse

Approved:  _____, August 18, 2024

Kathy Lahaye, Secretary