

# ONION CREEK HOMEOWNERS ASSOCIATION

## Board of Directors Meeting Minutes

August 17, 2024

**FINAL**

**I. Call to Order** The regular monthly meeting of the Onion Creek Homeowners Association was held Saturday, August 17, 2024, at Onion Creek Club. The meeting was called to order by Treasurer Kathy Lahaye at 10:01 AM.

Board members attending: Luis Rivas, Martin Benavides, Kathy Lahaye, Justin Rossi, Brad Glendenning, Tom Thies, Fred Blood

Board members absent: Jerry Patterson, Dick Perrone

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

### **II. Recognize Visitors/Guests**

Guests attending:

Kathy Pillmore, Elliott Yarbrough, Liz Jones, Craig Welborn, Michael Perrissi, Bill Fier, Cherylann Kennedy, Raymond Young, Ola Young

Kathy welcomed our guests and thanked them for attending.

### **III. Approval of Minutes**

Marty Benavides moved to approve the July minutes, Tom Thies seconded the motion, and the minutes were approved.

#### **Financial Report – Kathy Lahaye**

**Total Revenue:** The total YTD revenue for July was \$456,065 which is \$7,568 over budget. **Total Operating Expenses:** The total YTD operating expenses for July were \$310,790 which is \$40,199 under budget. The most significant variances to budget were as follows:

**Landscape Maint – Other** was \$14,718 over budget, **Security** was \$50,561 under budget, **Legal** was \$2,620 under budget.

The net **revenue over expense** YTD was \$145,275.

Cash balances at 07/31/24:

Operating - \$221,322.39

Reserves - \$159,462.87

Michael Perrissi asked if we had we received an invoice yet from the new security company (Enforce), Tom Thies responded that we will be under budget due to vacancies with Smith Security, but will be back on track in a few weeks.

#### **Office Report – Nancy Neuse**

Nancy reported that 3 home sales have closed since July 18, 2024, and 10 are currently pending.

The latest delinquency report received from Terri Giles indicates a balance of \$103,003.90 owed in unpaid HOA dues and fines per the delinquency report of August 15, 2024. Currently we have roughly 238 residents who are delinquent paying the 2024 second assessment of \$192.00, totaling \$45,884.00. We have roughly \$41,780 due in outstanding fines. This time last year, the balance owed was \$75,957.50, so we have seen an upward trend of residents who owe.

There was some discussion about the “POD” house concerning continuing violations and how best to handle it as it may be a safety issue. It was recommended neighbors call 311.

Questions came up about areas owned by the city that are not being mowed. Certain areas now have driving hazards because of lack of visibility. Again, it was recommended to contact the city via 311.

### **COMMITTEE REPORTS**

- **Development/Infrastructure- Fred Blood** – Fred gave a moving resignation speech, thanking the board for the experience and offered to be of any help he can offer going forward.
- **Government Affairs – Luis Rivas**

Luis offered to investigate bringing Council Woman Vanessa Fuentes in for our October meeting to discuss issues and take questions concerning Legends Way, which falls in her Section. He brought up the question that had been asked “Why is the City of Austin’s budget so high compared to other cities with higher populations?” The answer is that Austin’s growth is greater than those other cities, creating a need to create an infrastructure to accommodate that growth.

- **Events/Communications – Justin Rossi**

Justin discussed potential to make improvements to the parks because more residents are using the them and feel there is a need for restrooms and drinking fountains. The board discussed what that would entail. Justin said he would be working with Dick Perrone to explore further.

Brad Glendenning suggested we finally solve the park’s multiple issues by putting together a reasonable budget and suggesting a special assessment to cover the fix.

- **Landscape/Parks – Dick Perrone**

The City of Austin is moving very well in the effort to remove the driveway approaches and closing in the curbs. They only work on Fridays and Saturday and if they continue the same effort, then the job could be complete by September 1. The rain brought the grass on the vacant lots to a new height and the city contractor should start mowing soon. The large wood fence along Golf Cove Drive has been repaired and stained. The 520 feet fence was poorly built. The rock columns had to be rebuilt during the early part of this year because they were leaning very badly due to the lack of concrete footings. Again, several trees had to be trimmed and elevated on various HOA common areas. The pump equipment located on the hill above Sullivan Park has malfunctioned and clogged our irrigation heads on the

Parkway with vegetation, as well as their irrigation heads on the golf course. The shade structure ships the week of the 21<sup>st</sup> for Legends Way Park.

- **Architectural Control/Rules & Enforcement–Mike Jackson**
- 10 houses have put Modification Requests in, 8 have been approved. One house requested an extensive renovation which he is handling personally with the owner.
- CC&Rs – Discussed situations where residents are trying to weaponize the HOA against individuals, and he working to shut that down. He is working towards getting neighbors to work things out between themselves.
- Short term rentals have become an issue. We have at least 12 Zones in the neighborhood and some of the older zones have not been codified and he is working towards resolving that within the confines of the city's codes.
- The fining process has been registered with the city and the fining procedure is ready to go. Mike and Kathy Pillmore outlined how it will work.

Brad Glendenning asked if it was possible that the CC&Rs could be synchronized across all sections, which prompted a discussion amongst the board members.

Kathy Lahaye asked if there was something we could do as a neighborhood about rentals and Mike gave examples of what is and isn't enforceable.

- **Security – Tom Thies – OCHOA Security Report August 2024**

**APD reports for Onion Creek (Spot Crime Report)**

- Disturbance, Zoeller Dr
- Family Disturbance, County Down Dr
- Disturbance, Pebble Beach Dr
- **OC Security Responses/observations**
- Security officer harassed by resident.
- Suspicious persons/vehicles
- Trespassing/homeless
- Enforce vehicle backed into at club p-lot
- Structure fire at The Pointe
- Please refer all Security complaints thru the OCHOA office, via phone, HOA website, or contact the Security Director by email or phone.

- **Smith Security Services**

- July 31 @ midnight ended our contract with Smith.

- **Enforce Security Services**

- Enforce patrols started August 1, at 0700 hrs.
- 8 officers assigned currently to Onion Creek providing 24-hour security, 7 days a week, additional patrol at night 11 pm to 7am

- Enforce conducted training to all employees on Enforce Policy manual, Post Orders for Onion Creek, electronic reporting and pass down log.
- Security vehicles with high visibility overhead lighting.
- Open Garage door program, residents will be contacted after 10 pm by phone should Security observe vehicles or garage doors open. Please update your contact information.
- Vehicle ID program bumper stickers, available from Security or HOA office. (one per vehicle) not for golf carts.

Tom reported the number of calls coming in from surrounding areas are significantly higher than Onion Creek showing that having security is working.

Tom mentioned Antonio Tobias's current health issues and the Go Fund Me account in his name and an alternative way to contribute to him directly.

- **Brad Glendenning – Traffic Report**

Brad mentioned that he would like to again address the issue of painting the streets for speed mitigation. He indicated he would pursue gathering more information from the city and from residents. The topic of bringing back the lit speed signs was brought up, the board responded that it is all up to the city. Possible options were discussed, which Brad assured would be looked into after a lot of back-and-forth conversation.

## VII. OLD BUSINESS

## VIII. NEW BUSINESS

Nomination and appointment of replacement board members: Tom Thies made a motion to appoint 2 new board members, Marty Benavides seconded the motion. Liz Jones and Elliott Tuttle were appointed as our two new board members.

## IX. Meeting Adjournment

Having no further business, the meeting was adjourned at 12AM by Treasurer Kathy Lahaye.

The next board meeting will be held on Thursday, September 19, 4:00 PM at Onion Creek Club.

Recording Secretary- Jane Redding

Approved:  , September 19, 2024

Kathy Lahaye, Secretary