

# ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

September 19, 2024

## FINAL

**I. Call to Order** The regular monthly meeting of the Onion Creek Homeowners Association was held Thursday, September 19, 2024, at Onion Creek Club. The meeting was called to order by President Jerry Patterson at 5:03 PM.

Board members attending: Martin Benavides, Jerry Patterson, Dick Perrone, Kathy Lahaye, Justin Rossi, Brad Glendenning, Liz Jones, Elliott Tuttle

Board members absent: Tom Thies, Luis Rivas

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

## II. Recognize Visitors/Guests

Guests attending: Damon Aswad and Ryan Crump, representing Onion Creek Club (Arcis Golf); Kathy Pillmore; Cathy Miller; Sandra Kornfuehrer; Mary Jo Benton; Michael Perrissi; Monica Mott; Louis Castillo; Heather Masters

Jerry welcomed our guests and thanked them for attending. Because Damon and Ryan had another meeting to attend, they were invited to deliver their message regarding the status of the Pebble Beach Pond at the beginning of the meeting. Damon began the presentation with a brief overview before Ryan stepped in with more specifics.

Onion Creek Club (Arcis) has hired an engineering consultant to evaluate the clay liner of the pond which was installed in the 1970s. There is currently 5 to 10 ft of silt on top of the liner. To remove that silt will require draining the pond, at which point the pond would require dredging, presenting an additional problem in that there is no club property adjacent to the pond on which the dredge spoils could be placed until they are removed from the site completely.

The good news is that the diesel generator has not been running nonstop recently. Replacement parts for the pump house next to the generator have been installed, but the generator will remain on the levee for the near term to provide backup pumping should it become necessary. There is much work to be done and the Club has asked for our patience as they work to resolve these many issues. HOA leadership remains in communication with Onion Creek Club management to work towards a resolution. This will likely be an ongoing discussion as Arcis attempts to remediate the pond issue.

## III. Approval of Minutes

Marty moved to approve the August minutes, Elliott seconded the motion, and the minutes were approved.

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

**Total Revenue:** The total YTD revenue for August was \$505,813 which is \$3,584 over budget. **Total Operating Expenses:** The total YTD operating expenses for August were \$362,121 which is \$35,334 under budget. The most significant variances to budget were as follows:

**Landscape Maint – Other** was \$21,675 over budget, **Security** was \$48,071 under budget, **Legal** was \$2,588 under budget.

The net **revenue over expense** YTD was \$143,692.

Cash balances at 08/31/24:

Operating - \$204,456.08

Reserves - \$160,894.19

The HOA will end this fiscal year under budget due to our Security budget not being fully utilized. We currently burn through about \$40K per month and have used most of our cushion. This will likely result in our need for review of expenditures and a possible dues increase for 2025.

### **Office Report – Nancy Neuse**

Nancy reported that 5 home sales have closed since August 17, 2024, and 11 are currently pending. The latest delinquency report received from Terri Giles indicates a balance of \$67,699.28 owed in unpaid HOA dues per the delinquency report of September 17, 2024. Currently we have roughly 267 residents who are delinquent paying the 2024 second assessment. We have roughly \$11,414 due in outstanding fines.

### **COMMITTEE REPORTS**

- **Development/Infrastructure- Liz Jones**

New roadway connecting Onion Creek to Cloverleaf:

This project is happening and by the looks of it, there is not much we can do to stop it. These plans for the "Onion Creek Addition" originated in 1993. The access improvements were approved in 2015, and the plans have recently been submitted for approval. They are currently in review. The streets to be connected are Lomasso Dr.(Cloverleaf) and County Downs Dr. (Onion Creek). Notices should have been sent to any homeowners within 500ft of the site by the city of Austin. The permits have not been given at this time, so they are only allowed to clear small bushes, shrubs, etc. We do not have a timeline yet. I am in talks with the caseworker and should have something scheduled to see the plans in person soon. As to the rumors of this being an emergency access road, or having a gate erected, they have no records of that. It is said to be a public access road.

- **Government Affairs – Luis Rivas**

#### **Response from the City's Watershed Dept regarding the culvert work at Shark Lane:**

We are in the process of preparing a sketch or an exhibit for the maintenance work and coordinate with our Field Operations Division (FOD). Please note that our FOD has a huge backlog of construction projects so we don't have an exact timeline on when this work will be scheduled. But I will make sure to keep you updated. Now that I'm back, you can contact me for any updates, questions or concerns."

- **Events/Communications – Justin Rossi**

**The next OCHOA Digital Newsletter will go out the first week in October. Board Members, please submit any articles or content you'd like included by Sept 25th.**

The OC Fall Garage sale will be held on Saturday, Sept 21 from 7am-2pm. We sent out a constant contact email notifying residents and requesting/instructing residents to register with the HOA office if they'd like to host a garage sale at their residence and have directional signs placed. With Smith Security gone, we will need to find someone else to put the signs out.

National Night out will be held Tuesday, October 1<sup>st</sup>, from 6 pm to 8 pm. I am asking for anyone who can, to volunteer to help with the event. After we discuss details at this meeting, I'll send out a constant contact blast with all of the details. I will also send out a Constant Contact blast with the contact info and address of the residents who choose to host.

As a board I'd like to discuss the future of, and how we conduct, the Yard of the Month in the OCHOA Newsletter.

Jerry asked that Kathy Pillmore, Kathy Lahaye, Justin and Cathy Miller work together to address the Yard of the Month issue and present their conclusion to the board at the October meeting.

- **Landscape/Parks – Dick Perrone**

The City of Austin has completed the removal of driveway approaches, closed the open curb, and poured missing sidewalks. They are filling in all low areas of the removed driveways and laying Bermuda sod. They will complete the job this weekend. This finished work will complete the Watershed's promised to the HOA when the decision was made to purchase 143 homes that had flood damage in 2013 and 2015. Only 134 homes were purchased because 9 individuals chose to stay and refused the buyout. The city did not force anyone to accept the buyout. I have asked that the city send out a street sweeper to clean up the stain mess because of the new pours. The crew was very courteous and tried to comply with requests. The only obligation the city has now is to keep the area mowed 6 times a year and remove broken limbs and dead trees. There have been discussions between the city and the HOA to find some low impact uses for the vacant land. Maybe in the future we can examine various uses for the property. Since the last board meeting several trees on the parkway had to be trimmed to prevent trucks from hitting the limbs. I have visited several homeowners to look at their trees hanging low over the streets. The tall truck traffic is high volume on all streets. The shade structure is for the park in Legends Way has arrived and I am waiting for the contractor to install it. The water seepage problem in Sullivan Park is still active and broken pump equipment should be back and working this weekend. The part for the repair is here. But the club will have to make several major repairs in terms of new equipment for the pump house that moves the well water from the large pond near Sullivan Park to their golf course irrigation. The neighborhood had six water

leaks within 10 days. The explanation is the very dry soil and then the very needed good rains that moved the water pipes to break their joint. The leaks were in our community that was built in the 1970's and 80's. The city will come back and install new asphalt and level over the damaged road areas. The new 4100 sq ft home under construction on Golf Cove Lane is sheetrock, tape and floated and being trimmed at the current time. Move-in is projected for late December.

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

Mike asked Kathy Pillmore to discuss the new fining policy and procedures that the Rules and Enforcement Committee has begun to implement. From August 1 through September 19, there have been 105 reported violations:

37% visible garbage cans or garbage cans not removed from curb in a timely manner;

35% property/lawn maintenance

13% vehicle violations

Violators first receive a bright yellow postcard indicating there is a violation associated with their property. The resident has 10 days to rectify the noted violation or they will receive a second notice, an Intention to Fine letter. This letter provides clear language about the pertinent city statutes and the OCHOA CCRs that regulate the violation and allows the violator 30 days to resolve. No further notices are sent and fining begins on the 31st day.

In each case, when a resident receives notice of violation, it is ***their responsibility*** to report to the HOA office **or** to [ocaustintoday.com](http://ocaustintoday.com) that they have taken care of the issue for which they are being cited. Once it is confirmed that their violation has been resolved their name/address will be removed from the fining log.

A lively discussion ensued. Some recipients of the fining warnings are uncertain exactly what they are being cited for, so perhaps a written note on the post card (your trash cans have been out in excess of 3 days after pickup, or your trash cans are not screened and out of site, etc.). Others have indicated they never received the warning postcard. This is a work in progress and a great deal of effort is being put into refining the process. It is important to keep in mind that this is not an attempt to aggravate our friends and neighbors but simply an effort to enforce the CCRs for the respective areas of the HOA such that property values can be maintained for all.

- **Security- Tom Thies - OCHOA Security Report September 2024**

Since our last HOA meeting Security related issues have been very low. There were no APD reports for the last 30 days on Spot Crime.

The new security company Enforce, continues making adjustments to the service plan. They communicate very frequently and clearly with all the SO's of expectations. All recent concerns from residents have been passed down through the chain of command.

Enforce continues to conduct interviews for new hires.

Our fuel cost for the first month was a couple hundred over the norm, could be fuel prices, but we are checking to see how many miles are driven and what the fuel economy is.

OC has experienced multiple water leaks and other utility issues, these are calls for residents to make to COA, Security cannot resolve these issues.

- **Traffic Control – Brad Glendenning – No report**
  
- **OLD BUSINESS**  
Fining Policy Discussion – this occurred during committee reports.
  
- **NEW BUSINESS**
  - Pebble Beach Pond generator and ongoing work. Ryan Crump spoke to this issue at the beginning of the meeting.
  - OC Fall Festival in Legends Way – Liz and Elliott reported the Fall Festival will take place on October 26, from 4-6 pm. There will be games, treats and Food Trucks located throughout Legends Way for a fun, family event. Michael Perrissi offered Liz and Elliott the use of an electric generator if they need it for this event.
  - Off-leash dogs in neighborhood – Off leash dogs are not allowed in the Onion Creek neighborhood. This is a city ordinance.

#### **IX. Meeting Adjournment**

Having no further business, the meeting was adjourned at 5:50 PM by President Jerry Patterson. The meeting briefly reconvened in order for Jerry to appoint Monica Mott as a board member. Justin made the motion and it was seconded by Marty, with final adjournment at 5:55 PM.

The next board meeting will be held on Thursday, October 17 at 4:00PM at Onion Creek Club.

Recording Secretary- Nancy Neuse

Approved:  \_\_\_\_\_, October 17, 2024

Kathy Lahaye, Secretary