

ONION CREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
October 17, 2024

FINAL

I. Call to Order The regular monthly meeting of the Onion Creek Homeowners Association was held Thursday, October 17, 2024, at Onion Creek Club. The meeting was called to order by President Jerry Patterson at 4:06 PM.

Board members attending: Martin Benavides, Jerry Patterson, Dick Perrone, Kathy Lahaye, Justin Rossi, Liz Jones, Elliott Tuttle, Tom Thies, Luis Rivas

Board members absent: Brad Glendenning

Also attending: Jane Redding HOA Office Staff

II. Recognize Visitors/Guests

Guests attending:

Tyson Renada, Myra Martinez, Mauricio Castillo-Martinez, Gillberto Polanco Sarayo, Antonio Tramber, Johnny Burns, Mary Jo Benton, Nathan Russell, Cathy Miller

Jerry welcomed our guests and thanked them for attending. He asked them to stand and introduce themselves.

III. Approval of Minutes

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

GUEST SPEAKER VANESSA FUENTES – Austin City Council District 2

Ms. Fuentes was introduced as a champion of working families who also successfully passed a number of initiatives to ensure that we have reliable high quality city services.

Topics discussed:

- Danger of Bradshaw/River Plantation intersection – reported signage is easier to get than speed mitigation.
- Explained the county's request tax rate increase for November election is for childcare and the school district (teacher pay). There is a revenue cap at 3.5%, anything over that requires a vote.
- Discussed improvement of Bradshaw Road, study is in the works, she explained it can take up to 4 years from financial approval, engineering, design and actual construction. The city is moving forward with a bond advisory taskforce including all 10 districts, her team is working to ensure that Bradshaw that is part of that initiative.

- Reported that they have been able to curb the attrition rate for the police force, discussed. Initiatives include recruitment bonus and graduation bonus. Department of Public Safety/State troopers are struggling as well.
- Answered questions about how the city is handling the I-35 construction, which she explained would take 10 years to completion. She explained details of park decks above the interstate connecting the east and west side of the city and it will require considerable funding that the city does not currently have.
- Talked about consolidation of the EMS, Fire and Austin Police to one centralized headquarters in District 8 off of Mopac.
- Homelessness – the city has made significant investments to address the unhoused building permanent housing, addressing those with mental issues and emergency sheltering. The camping ban is being enforced, but the difficulty is making sure they are made aware of the services offered and the city being able to continue to afford those services.
- City has approved an airport 4-billion-dollar expansion plan. She is calling the next 10 years the decade of infrastructure. Expanding the airport, I-35 and bringing in a new rail line. This is meant to address the growth of the city that has not been addressed in the past.

Financial Report – Kathy Lahaye

Total Revenue: The total YTD revenue for September was \$522,761 which is \$5,518 under budget. **Total Operating Expenses:** The total YTD operating expenses for September were \$414,883 which is \$29,725 under budget. The most significant variances to budget were as follows:

Landscape Maintenance – Other was \$26,281 over budget, **Security** was \$47,088 under budget, **Legal** was \$3,089 under budget.

The net **revenue over expense** YTD was \$107,878.

Cash balances at 09/30/24:

Operating - \$170,481.72

Reserves - \$162,325.56

A guest asked why Security was so under budget. Kathy explained how we had so many missed hours with our previous security company, Smith Security, that we didn't have to pay for, that put us under budget for 2024.

Vanessa Fuentes – City Councilwoman District 2 – Guest Speaker

Office Report – Jane Redding

Jane reported that 2 home sales have closed since September 19, 2024, and 10 are currently pending.

The latest delinquency report received from Terri Giles indicates a balance of \$46,400.05 (not including fines) owed in unpaid HOA dues per the delinquency report of October 16, 2024. Currently we have roughly 189 residents who are delinquent paying the 2024 second assessment. We have roughly \$12,910.55 due in outstanding fines.

COMMITTEE REPORTS

• Development/Infrastructure- Liz Jones

The following items are happening in the neighborhood's surrounding area:

- A Quick Trip Gas station is proposed to be built at 1112 S IH 35 Service Rd. The permits should be given in early December.
- A new multifamily development is proposed to be built at 4001 E. Slaughter Ln. This is on the land located directly across from Goodnight Ranch shopping area. I will update the details of this proposal when I have more information.
- Dick and I had a meeting with the city to review plans for the connection of County Downs Road to Lomasso Dr. We weren't provided with any additional information. We are still working on seeing if erecting a gate would be possible.

Events/Communications – Justin Rossi

- The Neighbor's Night Out was a success this year. Cabo Bob's donated all the food for the event, so there is no budget for the event to report. Legends Way Residents have organized a family friendly Fall Festival to be held in Legends Way on October 26, 2024, from 4:00-7:00pm. All Onion Creek residents are invited to attend, but festivities will be contained to Legends Way. Legends Way Residents and Board Members; Liz, Elliot and Monica have more information and can help you sign up as a volunteer/host. Regarding Communications, the OCHOA Digital newsletter for Sept/Oct was sent in early/mid-October.
- **Landscape/Parks – Dick Perrone**
- The shade structure at LEGENDS WAY PARK is complete. It is 28' x 38' x 16'5" tall at the outer edge and 19'6" at the center. The actual structure, including shipping, cost a total of \$20,212.00. The installation of this unit cost \$8,999.39 including labor, redi-mix, re-bar and topsoil. Two of the 6-inch metal posts will have a 4 ft. chain link fence installed around the exposed base structures for safety. The sloping ground exposed the concrete and bolts of these corner supports.
- We have had a rash of irrigation problems costing us \$713.00 since last month's board meeting.
- Thirteen trees on Wild Dunes Drive had to be trimmed and cleaned because we had a number of limbs falling in the last week of September. The cost of the work was \$2500.00 including removal.
- Residents have been asking about the Westlake Dermatology employees parking on Onion Creek Parkway. We can't prevent them from parking there, but the city is going to see if they can reduce the number of cars that can park there and are looking at alternatives.
- **Architectural Control/Rules & Enforcement–Mike Jackson**

- **Security- Tom Thies - OCHOA Security Summary, October 2024**
- APD reports for Onion Creek (Spot Crime Report) [AustinTexas.gov/Crimeviewer](https://www.austintexas.gov/crimeviewer) and serious incidents in Onion Creek
- 9-24-24, Shots fired at Pinehurst Dr. @ River Plantation Dr. from a vehicle
- 9-27-24, Trespassing at multiple residences on Point Clear Cove. APD responded.
- 10-11-24, Multiple Vehicle Burglaries, Boros Dr, County Down, and Hazeltine
- 10-6-24, Theft on Boca Raton, NOI
- FYI: Multiple crimes listed at The Cascades, 9600 blk-10800 Ih35 S, Big Thicket, Farrah Ln, Brezza Ln
- Assaults, Burglaries, Arrest, Auto thefts, family violence.
- Security Director provided feedback to residents with concerns of Security's performance and procedures.
- **OC Security Responses/observations**
- Multiple Suspicious persons/vehicles
- Trespassing/homeless
- Assault at Cabo Bobs
- Rude Customer at Cabo Bobs
- Rude neighbor interaction
- Speed cut-thru traffic
- Monitoring Traffic on Crown Colony Dr.
- Please refer all Security comments and complaints thru the OCHOA office, via phone, HOA website, or contact the Security Director by email or phone.
- **Enforce Security Services**
- We are in our 3rd month with Enforce Security. There are 8 officers assigned to the OC and a new site Supervisor. Issues we continue to work on are thorough report writing, feedback to residents, missed phone calls, more accurate geo fencing and patrol speeds. There have been two meetings with the Enforce VP and Operations Chief this month. Things continue to improve.
- Fuel Cost August- 1374.97, September 1130.16
- The new Site supervisor works day shift 7 am to 3 pm.
- Enforce's report system and tracking are working well.
- **Traffic Control – Brad Glendenning – No report**

- **OLD BUSINESS**

- Revisit updates to Sullivan Park (bathroom, bocce ball etc.). Special Assessment, Donations or Fundraising Events are all options to raise the necessary funds.
- Justin reported he and Dick are still working on looking at Port a Potty options

- Status of Yard of the Month
- The amount of work involved with handling the Yard of the Month was discussed, and with our Newsletter now in digital format, and no longer having advertising, there was a question as to the fairness of one realtor being allowed to have a free promotion in the newsletter even though he provides the Yard of the Month and a real estate report. Jerry suggested we see if anyone else is interested in sharing Yard of Month and to let Hector know what is going on.

- **OLD BUSINESS**

- Onion Creek Facebook Pages
There will be only one official Onion Creek FB page, it will be managed by Elliott Tuttle
- FOOD TRUCKS – Board discussed allowing food trucks and possible options. More information needed for now.

IX. Meeting Adjournment

Having no further business, the meeting was adjourned at 5:54 PM by President Jerry Patterson. Liz Jones made the motion, and it was seconded by Justin Rossi, with final adjournment at 5:55 PM.

The next board meeting will be held on Saturday, November 16, 10:00AM at Onion Creek Club.

Recording Secretary, Jane Redding

Approved:  , November 16, 2024

Kathy Lahaye, Secretary