

## ONION CREEK HOMEOWNERS ASSOCIATION

### Board of Directors Meeting Minutes

August 19, 2025

**FINAL**

**I. Call to Order** The regular monthly meeting of the Onion Creek Homeowners Association was held Tuesday, August 19, 2025 at Onion Creek Club. The meeting was called to order by President Kathy Lahaye at 6:10 PM.

Board members attending: Liz Jones, Kathy Lahaye, Dick Perrone, Lori Steiner, Luis Rivas, Nydia Castellanos, Elliott Tuttle. Justin Rossi, and Carolyn Dyer

Board members absent: Monica Mott, Darcy Hansen

Also attending: Nancy Neuse & Jane Redding - Office Staff

#### II. Recognize Visitors/Guests:

Guests attending: Lisa Townsend, John Jaskula, Jerry Patterson, Kathy Gordon, Lydia Jagger, Michelle & Fred Blood, Tobin & Ellie Alexander, Dan Dorsey, Eric & Jessica Zylker, Raymond & Ola Young, Marc Harris, Katia Rivas, Heather Welborn

Kathy welcomed our guests and thanked them for attending.

#### III. Approval of Minutes

Liz Jones moved to approve the July minutes, Elliott Tuttle seconded the motion, and the minutes were approved.

#### Financial Report – Lori Steiner

**Total Revenue:** The total YTD revenue for July was \$501,554 which is \$10,334 over budget. **Total Operating Expenses:** The total YTD operating expenses for July were \$382,173 which is \$7,903 under budget. The most significant variances to budget were as follows:

**Landscape – Other** was \$6,680 over budget, **Security** was \$2,114 under budget, Accounting Postage was \$1,039 over budget and **Salaries** was \$2,189 over budget.

The net **revenue over expense** YTD was \$119,381.

#### Cash balances at 07/31/25:

Operating - \$158,089.54

Reserves - \$176,639.74

#### Office Report – Nancy Neuse

Nancy reported that 9 home sales have closed since July 15, 2025, and 8 are currently pending. The latest delinquency report received from Terri Giles on August 19, 2025 indicates a balance of roughly \$129,713.00 in delinquent assessments. 94 residents owe between \$400 and \$1,000+

in delinquent dues. One resident has \$11,000 in fines that are being negotiated and 5 residents have liens on their property.

The board discussed what we will end up charging the De Pena account in the end after we calculate the time and money spent by the HOA bringing this to a close. They feel the family should not have to shoulder all of the fines connected with this account as a result of another family member's refusal to work with the HOA.

Nancy reminded us that we will not be able to recoup past dues for a house that foreclosed that was over a year in arrears.

## **COMMITTEE REPORTS**

### **• Development & Infrastructure – Elliott Tuttle**

- Community concerns about Bradshaw and 1327, I have reached out to the Project Manager that is overseeing the South Pleasant Valley Project. I have ask if they can do a presentation over the construction that will eventually happen. The propose project would widen 1327 and turn it into a 4 lane hwy. More details to come and be discussed.

### **• Traffic Control – Carolyn Dyer**

General Meeting (08/16/2025) – Well attended; people were respectful and many neighbors expressed willingness to become involved in making calls to the City of Austin or assistances in anyway needed.

Thank you Nancy & Jane for all you did in making this meeting not only run so smoothly but also in keeping it so pleasant.

Summary of My Meeting notes:

#### **PINCH POINTS CONS - (PPs)**

- Golf Carts cannot drive between white posts & curbs – Must drive through the middle of post configuration
- Manhole Problem with one of PPs ( need to call Jim Knight)
- Some houses have NO PARKING Space in front of their houses; e.g. > House (10242 Pinehurst Dr.) Problem for Delivery & repair trucks
- PPs not ADA compliant
- No Parking in front of house devalues the property
- Difficulty in turning left onto Pinehurst Dr. from Legends Lane street
- because of PPs – Fender bender has occurred

#### **PINCH POINTS PROS** - Give them a chance to work for a longer time

Visitors/guests commented that some should be taken down, the ones blocking residents from entering and exiting safely from their driveways.

### **SPEED CUSHIONS - 50% PRO & 50% CON STREETS LISTED**

- LA COSTA DR.
- RIVER PLANTATION DR.

### **PROBLEMS NEEDING URGENT ATTENTION**

- Signage for School Bus Pick-up areas –River Plantation Dr. & Pinehurst Dr. N; Legends Way – Lehman Way & Zoeller Dr.
- Traffic Control System at the Bradshaw Rd & River Plantation Dr. Intersection ; Golf Carts are crossing Bradshaw – e.g. > Hybrid Mini Roundabout
- Complete the GOLF CART CROSSING on River Plantation Dr. that is right off Bradshaw Rd.

### **INVESTIGATE OTHER SPEED CALMING DEVICES THE CITY OF AUSTIN PROVIDES**

- Rumble Strips > Milled and/or Raised
- Raised Crosswalks and/or Intersections
- PAINTING SIGNS on Roads & Intersections

Nydia volunteered to provide Carolyn with the location of all school bus stops so the we can provide signage at each one.

### **NEIGHBORHOOD VOLUNTEERS**

#### **ENFORCE SECURITY Presentation**

Kathy introduced Kevin Taylor, Director of Operations for Enforce Security and Demarie McMillen, Head Security Officer. Kathy discussed contract negotiations for the upcoming contract renewal. It was mentioned that they did get a second proposal as well. Suggestions involved eliminating a shift, rearranging hours, and/or reducing hours. There was a general discussion involving all proposals but in the end Dick Perrone motioned that we accept the new outline reducing our hours from 224 to 168, leaving it open to revisit at a later date. Nydia Castellanos seconded the motion. Nydia is going to review all security reports and after review, make a proposal for a new shift schedule.

- **Legal Affairs – Darcy Hansen**
- **Government Affairs – Luis Rivas**
- Louis reported that the Texas Legislature house bills have passed that will affect HOAs in Texas, one involving Solar Panels (HOA's cannot restrict solar panels that look like tiles, and fines for watering during drought restrictions were mentioned).

- **Landscape/Parks – Dick Perrone**

- In the summer of 2024, the increase of traffic in our neighborhood was impacted by the heavy construction on IH 35. We reached out to the city for anything that could be done and the best choice we had was a HORIZONTAL DEFLECTION DEVICE, in other words a pinch point. The idea is to slow down a driver with the delineators narrowing the lane and installing a pedestrian crosswalk. The choice is low cost to the city and can be quickly installed. The neighborhood does not have to qualify in priority with other city neighborhoods to have such work done. The city explained that we could later qualify for more extreme speed management tools.
- Since the installation in June and JULY THE RESULTS HAVE BEEN MINIMUM.
- In late May the City council approved that neighborhoods could pay for various speed management devices and not have to qualify as a priority location.
- The next affordable choice is speed cushions which are available for \$5000.00 each. Roundabouts, curb extensions and concrete median islands are very costly.
- The three streets in our neighborhood that are under consideration for speed management are: Pinehurst encompassing 6280 lft, La Costa 2450 lft and River Plantation with 6500 lft. Pinehurst and River Plantation are 42 ft wide, and La Costa is 30 ft wide. The two larger streets would require 4 cushions in one site and the narrow street would require two cushions. The idea spread of the cushions is 300ft – 600ft between each set. If this is true, we would require 88 cushions for a total of \$440,000. If we install only two cushions per location on all three streets the cost would be \$140,000.
- We all know that River Plantation, because of its length and long straightaway features could be our first choice. The cost would be \$100,000.00 using two cushions at ten locations. All these costs are optional, and it would be up to our neighborhood what we choose.
- The biggest unknown is that the city has not set the rules for this new process of speed management. They cannot answer any questions: Who makes the decision of where to put the cushions? What about cost increases when the work is done? How many in a 12-month period can you order to be installed? How much money is required to be paid up-front? What is the HOA's liability if any?
- All these questions are promised to be known in September or October. We are looking at 2026 as a probable date of execution if we decide to do anything.
- The precinct 4 Constable ,George Morales, has promised to send his deputies into our neighborhood and start traffic control , ie. Set up RADAR several times a week. So be prepared!!!!

- **Communications & Events Update – Justin Rossi**

Justin announced the newsletter will be going out in September and article need to be submitted by August 22.

Neighbors Night Out will be in October.

- **Social Media & Events Update – Liz Jones**

- Social media engagement continues to rise—the more neighborhood-related content we post, the more interaction we receive. I've been directing questions to the appropriate board member via email and posting their responses. Please keep me informed of trending topics so I can share timely updates on our platforms.
- Some board members are posting to other groups, which is fine, but I'd appreciate receiving that content as well so we can have all the pertinent information on the official HOA page. I'm still working on enabling member posts directly to the HOA page. The settings appear correct, but a technical issue remains; I will contact Facebook support to resolve it.
- At this time, no events are scheduled for August. September 20th is the community wide garage sale. Please contact the office to register for participation. If you want to volunteer to put up signs, please contact Justin Rossi or myself.

- **Website Management – Monica Mott**

- Monica is meeting with a web designer on Thursday to help get the website issues resolved.

- **Architectural Control/Rules & Enforcement – Andrew Brown**

- It was announced that Andrew Brown has taken over as chair of the Architectural Control Committee, and Jerry Patterson is the chair over CC&Rs Enforcement.
- Jerry mentioned making the trash can policy less restrictive, trying to get the policy to be similar throughout the neighborhood.

- **Security – Nydia Castellanos**

**NEW BUSINESS:**

Elliott Tuttle suggested we allow him to bring in someone to do a presentation on ways to streamline the CC&R violation process. He received approval to set it up.

**OLD BUSINESS:**

### **Meeting Adjournment**

Having no further business, the meeting was adjourned at 8:32 PM by President Kathy Lahaye .  
Liz Jones made the motion to adjourn and it was seconded by Elliott Tuttle.

The next board meeting will be held on Tuesday September 16, 2025, at 6:00 PM at Onion  
Creek Club.

Recording Secretary- Jane Redding

Approved: Lori Steiner, ~~September 16, 2025~~ *October 21, 2025*

**Lori Steiner, Secretary**