

ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

March 18, 2025

FINAL

I. Call to Order The regular monthly meeting of the Onion Creek Homeowners Association was held Tuesday, March 18, 2025 at Onion Creek Club. The meeting was called to order by President Kathy Lahaye at 6:08 PM.

Board members attending: Liz Jones, Kathy Lahaye, Dick Perrone, Lori Steiner, Luis Rivas, Craig Welborn, Nydia Castellanos, Darcy Hansen and Elliott Tuttle

Board members absent: Justin Rossi, Monica Mott, and Martin Benavides

Also attending: Nancy Neuse and Jane Redding HOA Office Staff

II. Recognize Visitors/Guests: Kathy asked the visitors to stand and introduce themselves.

Guests attending: Karen Kramer Wilkerson, Bruno Rossi, Jody Plummer, Jerry Patterson, and Raymond & Ola Young

Kathy welcomed our guests and thanked them for attending.

III. Approval of Minutes

Darcy Hansen moved to approve the February minutes, Elliott Tuttle seconded the motion, and the minutes were approved.

Financial Report – Lori Steiner

Total Revenue: The total YTD revenue for February was \$262,569 which is \$34,917 over budget. **Total Operating Expenses:** The total YTD operating expenses for February were \$105,436 which is \$693 over budget. The most significant variances to budget were as follows: **Landscape Maint – Other** was \$1,363 under budget and **Salaries** was \$2,554 over budget. The net revenue over expense YTD was \$157,133.

Cash balances at 02/28/25:

Operating - \$201,453.26

Reserves - \$169,482.45

Lori suggested we start getting bids before we go forward spending the boards money. She also mentioned maybe looking at a new format for getting financial reports from our accountants.

Office Report – Nancy Neuse

Nancy reported that 4 home sales have closed since February 18, 2025, and 7 are currently pending.

The latest delinquency report received from Terri Giles on April 11, 2025 indicates a balance of roughly \$92,599.93 in delinquent assessments of which roughly \$20,000 are due to liens, and roughly \$12,600 are due in fines. The total in fines needs to be verified and Kathy P is currently

working to update the fining spreadsheet to reflect those fines that have been reduced as well as those that have been rescinded.

213 residents currently owe some form of fine or dues.

There was a discussion about how to more effectively collect on the dues and/or fines. We saw a surge in payments after the article in the Newsletter reporting the slow response in residents making their payments and lack of response to our efforts to reach them.

Questions were asked about the fines, the fining policy, and fine forgiveness or reduction. Suggestions were made how to streamline the process.

COMMITTEE REPORTS

- **Website Management – Monica Mott**

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

- • Communications and event planning are going smoothly. It's been great having **Liz Jones** on board to help us accomplish even more this year!
- • I am actively working on a more **streamlined process for sending out communications** to residents more quickly and efficiently. I will keep everyone updated as Kathy L., the office, and I come to an agreement that works best for everyone so we can better serve our community.
- We are excited to have the events calendar created and posted on our social media, including the Facebook HOA page and the newly created Instagram account. We are working directly with Monica Mott and the office to get it up on the website, with clickable links to each event detail.
- **Movie in the Park** – The first OCHOA Movie in the Park is scheduled for **March 29th**. We have our first event of the year approaching on March 29th, at 7:30pm. We will be screening "The Sandlot" at Legends way park. Bring a blanket, snacks, drinks, and commune with your neighbors! Please spread the word. A digital flyer has been created and posted on social media by both Liz and myself. A **Constant Contact blast** has been submitted to the office for distribution.
- • **Community Garage Sale** – The event is set for **April 12th, 7 AM - 2 PM**. There was an initial miscommunication regarding the date in *Active in Onion Creek* and a few other platforms, but corrections have been made. Measures are in place to prevent similar issues in the future. A **Constant Contact blast** has been submitted to the office. If anyone has pictures from previous years, please send them to us.
- • **Easter Egg Hunt** – I have gathered a variety of supplies, including decorations, prizes, and eggs, but we need HOA budget approval for additional eggs and candy.

Lori Steiner approved \$50 for Justin to buy new eggs.

- • **Proposed Age Groups for Easter Egg Hunt** – I suggest two separate hunts:
- • **Children up to 4 years old**
- • **Children 4 and up**
- In my absence, I'm open to the board adjusting these age groups if needed. The event will take place at **Sullivan Park at 4 PM.**
- • **Volunteer Engagement** – The volunteer list continues to grow, with many residents reaching out to participate.
- A constant contact blast announcing all spring events has been sent to the office and awaiting approval from Kathy L. before being sent to residents.
- Looking forward to a great year of community events!
- **Landscape/Parks – Dick Perrone**
- The small island on La Costa Drive had the crape myrtle trees trimmed and the rock area cleaned . This has not been done for a long time. I had a steel support installed on a large limb on the tree at Walton Heath. The brace is set in concrete and 4 inches in diameter with an open holder to keep the limb pushed upward. This is done to keep the limb out of reach for the trucks not to hit the end hanging over the street. The limb was too large to remove. I will be meeting with Mr. David Bock of the Austin Fire Department. His job is a Wildfire Mitigation Specialist, and we are going to review our neighborhood and its proximity to undeveloped areas. We are exposed on three sides to wooded areas. Last week's heavy winds blew down many large limbs and three dead trees on the city owned lots. They say the area will be picked up this week.
- **Development & Infrastructure – Elliott Tuttle**

The Onion Creek Overpass being closed this week. We should start seeing more closures like this while they work on I35. COA Energy has been replacing the phone/power poles on Bluff Springs Road the past few weeks and will continue until the entire road has been replaced.

- Easton Park is gaining a few more businesses with Panda Express and to be named restaurants and shops.

That's all I have for this meeting right now while I wait on my on contacts from the city and county.

- **Government Affairs – Luis Rivas**

- **Architectural Control/Rules & Enforcement–Jerry Patterson**

- Residents and board members discussed how the differences in CCR's in different neighborhoods create problems, and how we are still trying to iron the process out and make the complaint process more equitable to all of Onion Creek. There was a suggestion to ask for volunteers to watch for violations in the old side of Onion Creek, not to patrol, but just to report when they see infractions..

- **Security - Craig Welborn -**

- Craig reported Security to being running smoothly with a few hiccups with new employees now and then.
Residents Mr. & Mrs. Young reported an incident he reported to Security and Security's lack of support or concern. A discussion ensued about the expectations we should or should not have of Security.

Dick Perrone reported a situation with property behind Harley Davidson which the city purchased and put a trail there where a Dakota Indian man is claiming that land. No details have been confirmed.

- **Traffic Control – Marty Benavides**

- **Legal Affairs – Darcy Green**

- 1. As we were made aware at January's Board meeting, Mike Jackson has stepped down from his Rules Enforcement and Architectural chair. He has agreed to be available, when needed, and to keep his hand in as a committee member. We thank Mike for his commitment to our neighborhood. Jerry Patterson has agreed to temporarily act as Mike's replacement. We will continue to meet with committee members to organize and proceed with ongoing issues. We are seeking more people from the neighborhood to serve on the 2 committees, if anyone is interested please contact me.
- 2. An enforcement meeting took place with interested board members and Kathy Pillmore to determine current enforcement issues, documentation and notice procedures, and to ascertain those violators who need further action. This will be an ongoing effort as issues arise.
- 3. I have met with staff members to determine the list of homeowners who have yet to pay their dues. I intend to proceed with property liens against the most egregious offenders in order to recoup the outstanding balance plus any legal and administrative costs that have occurred in the attempt to collect these dues

- 4. I have agreed to assist staff members to organize historical policies adopted by former Boards and create an historical archival system. Additionally, we will seek to update homeowner files to include, past and present enforcement and architectural documents.

Darcy reported the magnitude of getting the HOA office files of policies, contracts, liens, reports, invoices.... in order with the goal of digitizing our files.

OLD BUSINESS

- Committee responsible for placing signage for Estate Sales and Garage Sales.
- Board members volunteered to help and let Justin know.

NEW BUSINESS

Flag policy.

Meeting Adjournment

Having no further business, the meeting was adjourned at 6:02 PM by President Kathy Lahaye . Darcy Hansen made the motion to adjourn and it was seconded by Elliott Tuttle.

The next board meeting will be held on Tuesday, April 15, 2025 at 6:00 PM at Onion Creek Club.

Recording Secretary- Jane Redding

Approved: Lori Steiner, March 18, 2025

Lori Steiner, Secretary