

ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

May 20, 2025

FINAL

I. Call to Order The regular monthly meeting of the Onion Creek Homeowners Association was held Tuesday, May 20, 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, Craig Welborn, Nydia Castellanos, Darcy Hansen, Justin Rossi, Monica Mott, and Elliott Tuttle.

Board members absent: Martin Benavides

Also attending: Nancy Neuse Office Manager

II. Recognize Visitors/Guests:

Guests attending: Cathy Miller, Karen Wilkerson, Raymond and Ola Young, Dan Dorsey and Barbara Browne

Kathy welcomed our guests and thanked them for attending.

III. Approval of Minutes

Darcy moved to approve the April minutes, Liz seconded the motion, and the minutes were approved.

Financial Report – Lori Steiner

Total Revenue: The total YTD revenue for April was \$304,075 which is \$18,336 over budget.

Total Operating Expenses: The total YTD operating expenses for April were \$222,203 which is \$11,143 under budget. The most significant variances to budget were as follows:

Salaries were \$2,215 over budget.

Scheduled Maintenance was \$7,350 over budget.

The net **revenue over expense** YTD was \$81,872.

Cash balances at 04/30/25:

Operating - \$111,561.01

Reserves - \$172,345.32

Lori reported that the Draft Audit Report for 2024 has been received and anticipates reviewing and approving by the end of this week.

Office Report – Nancy Neuse

Nancy reported that 6 home sales have closed since April 15, 2025, and 6 are currently pending. The latest delinquency report received from Terri Giles on May 19, 2025 indicates a balance of roughly \$78,473.94 in delinquent assessments of which \$19,104.85 are due to liens, and roughly \$8,588.49 are due in fines. This leaves a balance of \$50,780.60 in delinquent dues.

175 residents currently owe some form of fine or dues.

It was decided that since Darcy's report addresses delinquencies and lien letters, that she would present her report at this point in the meeting.

- **Legal Affairs – Darcy Hansen**

Currently, there are 45 delinquent assessment accounts owing over \$400. This number does not include delinquent accounts that have liens already placed, and/or waiting for resolution from outside sources, and those accounts owing less than \$400.

Because it costs money to file liens, we are only going to address those accounts with \$600 or more due at the present time, of which there are 15 homeowners. Based on this criterion the 30 accounts that are currently owing \$424.16, (which is 2 assessment cycles), and total: \$12,724.80 in overdue amounts will be reassessed after the July billing cycle.

The remaining 15 accounts, totaling \$13,076.38 in delinquencies, will be receiving Intent to Lien letters next week and will have 30 days to bring their accounts current. Thereafter, we will be recording liens with the county. Once this occurs the homeowner will be responsible for any legal fees incurred, filing fees, administrative fees, and any fines that are imposed.

The process of sending these letters/notifications was discussed at length. Dick inquired if it would be beneficial to reach out to the delinquent accounts personally one last time, before the 30 day cutoff. After further discussion it was determined that Nancy would divide up the 15 names owing between \$600 and \$1700, allocate a name or two to various board members and ask that they make contact with the homeowner. Darcy pointed out that official records would need to be kept of these phone calls as they would become part of the documentation towards filing liens.

Once a phone call is made if the resident requests a payment plan the office will work to establish such. However, one missed payment in the agreed upon plan will constitute a default and the property will once again be subject to a lien.

COMMITTEE REPORTS

- **Development & Infrastructure – Elliott Tuttle**

TxDOT is beginning to widen the frontage roads around us and construction on I35 is the main concern right now. The Stassney Ln. Bridge is expected to be closed to traffic the last weekend in May for work on the bridge.

Elliott's contact at ERCOT has said that the state is improving power lines throughout Central Texas due to the high heat we are already experiencing; they have said that everyone is in for a much hotter summer than last year and they are aware of weak power poles near Onion Creek that need to be addressed which will be done by Austin Energy. As mentioned in the minutes from last month, Austin Energy has been surveying power poles from Bluff Springs Rd over to Old Lockhart Rd and Bradshaw to determine what will be replaced.

- **Traffic Control – Dick Perrone**

In Marty's absence Dick spoke to the board about City of Austin plans for traffic control in Onion Creek. The city plans to install crosswalks with artificial islands designed with markings and delineators at the following 9 locations:

1. Pinehurst Dr. at Royal Lytham Dr.
2. Pinehurst Dr. at Legends Ln.
3. Pinehurst Dr. at Boca Raton
4. River Plantation Dr. at La Costa/east side
5. River Plantation Dr. at Interlachen Ln.
6. River Plantation Dr. at Olympia Fields Loop (1)
7. River Plantation Dr. at Olympia Fields Loop (2)
8. River Plantation Dr. at Zoeller Dr.
9. Lehman Way at Zoeller Dr.

Dick spoke of a new program that the council recently adopted that allows neighborhoods to fund traffic safety measures for their specific neighborhood. Because this is a new program and little is known, we hope to learn more at the June board meeting.

- **Legal Affairs – Darcy Hansen**

The HOA has a current "Delinquent Accounts Collection Policy and Resolution dated, December 23, 2011. The resolution proposed today will bring that 2011 Resolution into compliance with 2023 legislative changes to Section 209.0094 of the Texas Property and provided for fining of delinquent assessment accounts.

Once the Resolution is approved it will require the signatures of both Jerry Patterson, immediate past president, and Kathy Lahaye, current president, and will then be filed with Travis County. Once filed we will begin levying a fine of \$50/mo for each month payments are overdue, beginning with the fourth month overdue (in other words, there is a 3 month grace period before the fining will begin).

- **Government Affairs – Luis Rivas**

Luis was requested to determine if Legends Way Park can have electricity provided to it. This request was made so that residents using the park could charge phones, use extension cords for activities such as birthday parties, get togethers, movie night, etc. He is currently working with the City of Austin and Austin Energy to learn what is necessary in order for this to occur.

- **Landscape/Parks – Dick Perrone**

We had to remove another large dead Red Oak, located in the second median of the Parkway as you enter from IH 35. Dick had an 8 inch metal barrier installed in the first median on the Parkway to separate the grass and flower bed. The River Plantation bridge over Onion Creek was power washed to remove the heavy black mold that attaches to both sidewalks and walls. The last time this was done was 7 years ago. Several more dead trees are scheduled to be removed from the vacant lots owned by the city on lower Pinehurst. Two Mountain Laurels were donated to be planted in Legends Way Park. The city installed NO PARKING signs in the area directly in front of Westlake Dermatology.

Dick sadly reported that he learned yesterday from the City Arborist that the lone tree in the Legends Way Park needs to be removed due to a serious fungal infection. The concern is that the tree could drop branches while someone is underneath causing injury.

- **Events and Social Media Report: Liz Jones**

April was a bustling month in Onion Creek! The Community Garage Sale began the month on April 12th. By all accounts this year's Garage Sale was a major success. Thanks to Dick Perrone who posted banners at five different locations a week prior to the sale, alerting passersby to the upcoming event.

We also celebrated our Second Annual Easter Egg Hunt, which was, once again, a huge hit! This year, we made stuffing all those eggs a team effort by hosting "egg stuffing parties" at members' homes. It was a fun and efficient way to get everything ready—and we couldn't have done it without the wonderful volunteers who showed up early to help set up at the park on event day. A big thank you to everyone who pitched in! The turnout was fantastic, and it was clear the kids had a great time. To keep things organized, we divided the egg hunt into three age groups: 3 & under, 4–6, and 7+. While there was a small hiccup with timing and communication, we're already planning improvements to make next year's event even smoother.

The OCCLA wrapped up the month with their annual Shredding Event, on April 26. This is an annual fundraiser to provide scholarships to high achieving students at Akins High School.

With so many activities happening in April, we didn't have enough time to fully plan a separate Spring Festival. Additionally, the community already had a BBQ Cook-Off on the calendar, so we decided to hold off. Looking ahead, I'd love to propose combining the Spring Festival with the Cook-Off next year, if it returns—it could be a fantastic collaboration!

On the social media front, our neighborhood pages are growing steadily with new members joining all the time. There's still plenty of room for more neighbors to get connected!

As always, please feel free to send me any community related updates, events, or announcements you'd like shared or added to the calendar. The more we share, the more connected we stay!

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

Justin echoed Liz' report: The Second Annual OCHOA Egg Hunt was a great success, with strong attendance and positive feedback from residents. Justin thanked all who contributed their time and effort to make it a memorable event.

Justin has had difficulty producing the digital newsletter in a timely manner due in large part to a lack of content. Kathy addressed this by requesting that each board member take the time to write an article for use in the newsletter. It should not be the report that they provide to the board, but items of interest to the neighborhood can be provided.

Website Management – Monica Mott

We are having trouble working with WordPress, the platform on which our website was created. The website is a mess right now. We are considering transferring our website to a different host. Monica could create a new website but that would take several months to do so on her own. We could hire someone to create the website, leaving the current website online until the new website is created. Kathy asked Monica to check into a proposal for redoing our website and be prepared to present and discuss at our June meeting.

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

- 11013 Zoeller Ln
- The metal fence location and construction material was granted a variance at the April 2025 meeting. The issue of the shed, and it's location is awaiting further action regarding the COA required 5' setback line which the shed is not in compliance with. There are also possible fire code issues regarding the structures proximity to the main building.
- Various addresses
- Multiple approvals of various fences, roofs, and landscaping
- 10805 Pinehurst Dr

Also known as the POD House, the owners have recently obtained title from a sibling squatter who had fraudulently attempted to claim title. In the last few days the demolished mailboxes have been removed and a lawn service has been hired. OCHOA needs to notify the owners the conditions by which we will waive the delinquent fines on the property. I suggest if the property is restored to compliance with all CCR's regarding the exterior of the house within 60 days, we collect only our past OCHOA dues, attorneys fees, and any other out of pocket expenses. Again, this needs to be put in writing.

- 5509 Mickelson Cove

The ugly, shabbily constructed shed, that did not comply with the COA code as to the 5' setback from the adjacent property line has been removed by the owner.

- Continued efforts to remove illegally parked vehicles
- A silver BMW roadster, and a white Toyota MR2 convertible, both illegally parked on River Plantation, were removed this week. The Silver BMW owner had made arrangements for several OC residents to help him push it into his driveway one afternoon but the vehicle was totaled by a speeder on River Plantation that morning. The white Toyota was removed by the owner.
- The Volvo on 10707 Pinehurst Dr remains illegally parked. Attempts are being made to have it towed.
- **Security - Craig Welborn**

OCHOA Security Summary, April / May 2025

Shift Reports Summary

- April 30, accidental discharge of firearm inside residence, APD handled it
- Open garage doors are mostly noticed and reported
- One patrol shift understaffed on May 14th, we were not billed

Crime Stats are available to the public via the Austin Police Department website.

Please refer all Security comments and complaints thru the OCHOA office, via phone, HOA website, or contact the Security Director by email or phone. Residents are encouraged to keep doors, windows, and other access points locked, utilize quality security cameras and lighting, Lock vehicles and do not leave valuables in your vehicles. If you are observing or are a victim of a crime, call **911**, then call OC Security at **512-940-9269**

Enforce Security

- Monthly Teams meetings with Kevin Taylor from Enforce, Next meeting is TBD
- Service vehicle is in process of being repaired and should be back on patrol by end of next week
- Kevin is working with security staff to lower average rate of speed by officers during shift
- Officers will start conducting foot patrols in park areas and commercial properties

GPS Points – Craig discussed this if there is a need to increase patrols. Enforce can drop a GPS point at a particular address.

OLD BUSINESS

The Fining Resolution is once again addressed. Darcy requests that everyone look over the resolution and if there are any questions or revisions to please contact her in the next few days in order to resolve any issues.

Kathy and Justin are beginning to discuss the digital newsletter. And once again Kathy reiterates that there be a rotation of each board member making a contribution to the newsletter in order

to provide Justin with a bit more content for the newsletter. Newsletter articles: June 15 deadline for June/July newsletter

NEW BUSINESS

Barbara Browne, a resident on River Plantation, spoke to the board about the planned pinch points because location of one is going to impact her ability to enter and exit her driveway safely. She is already unable to come and go easily due to the heavy traffic. Dick is going to visit with Barbara in the coming days to better understand how the traffic situation can be remediated.

Meeting Adjournment

Having no further business, the meeting was adjourned at 8:50 PM by President Kathy Lahaye. Liz made the motion to adjourn and it was seconded by Lori.

The next board meeting will be held on Tuesday, June 17, 2025 at 6:00 PM at Onion Creek Club.

Recording Secretary- Nancy Neuse

Approved: Lori Steiner, June 17, 2025

Lori Steiner, Secretary