

ONION CREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
October 21, 2025

FINAL

I. Call to Order

October 21, 2025, at Onion Creek Club. The meeting was called to order by President Kathy Lahaye at 6:08 PM.

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

Board members absent: Carolyn Dyer, Justin Rossi

Also attending: Nancy Neuse & Jane Redding - Office Staff

II. Recognize Visitors/Guests:

Guests attending: Raymond & Ola Young, Day & Dan Dorsey, Kelly Schaltz, Fred Blood, Hector & Elena Rodriguez, Lydia Jagger, Katia Quijano, Dago Zavala and Cherylann Kennedy

Kathy welcomed our guests and thanked them for attending.

III. Approval of Minutes

Elliott Tuttle moved to approve the August and September minutes, Darcy Hansen seconded the motion (with corrections), and the minutes were approved.

Financial Report – Lori Steiner

Total Revenue: The total YTD revenue for September was \$589,430 which is \$5,481 over budget.

Total Operating Expenses: The total YTD operating expenses for September were \$468,292 which is \$10,271 under budget.

The most significant variances to budget were as follows:

- **Landscape – Other** was \$5,640 over budget, Spending in September was under \$1000 (anything other than ground cutting – that is a contract.)
- **Security** was \$22,892 under budget, due to uncovered shifts and a contract change to reduce coverage
- **Utilities** was \$1,723 over budget
- **Auditing** was \$1,290 under budget

- **Legal** was \$1,244 under budget
- **Membership Meetings** was \$1,255 over budget, Due to the additional general meeting in August.
- **Supplies** was \$1,416 over budget (new computer purchased)
- **Salaries** was \$4,204 over budget. We have carried much of this overage since the beginning of the year. Office staff has worked additional hours in order to get the paperwork completed and letters out for property liens

The net **revenue over expense** YTD was \$121,138 which is slightly ahead of budget.

	As of 09/30/2025	As of 09/30/2024
Operating Cash	\$ 139,630	\$ 170,481
Reserve Cash	\$ 179,502	\$ 162,325

Office Report – Nancy Neuse

The good news is that the number of delinquent accounts has been reduced. On September 12 we had roughly \$113,000 in outstanding assessments. On October 17 delinquent accounts totaled roughly \$78,000.

On September 30, 2025, 23 intent to lien letters were mailed to residents, each of whom were in arrears over \$650 (3 assessments or more). Of those 23 letters, as of this date 9 residents have paid their dues in full (\$7,155.92). Four residents have made partial payments with the agreement to continue paying the amount down on a monthly basis. We are preparing to file liens against the 10 remaining residents if they have not made a payment plan by November 1, 2025.

Currently the HOA has four outstanding liens, one of which has been on the books for several years with no activity and three that were filed with Travis County in July.

Nancy reported that 8 home sales have closed since September 16, 2025, and 13 are currently under contract.

COMMITTEE REPORTS

• **Development & Infrastructure – Elliott Tuttle**

Elliott brought up the subject of considering a new program to be purchased that would consolidate existing programs and streamlining a variety of office responsibilities (ie. Complaints, Constant Contact, etc.) Kathy Lahaye mentioned a company (Sparklift) that Terry Giles shared with her, it was decided to do more research, take our time to find what works best for us. Kathy Lahaye, Lorie Steiner, & Darcy Hansen plan to meet to discuss more.

Kathy Lahaye suggested each board member be assigned an email that stays with the position, not the board member's personal email. Logistics were discussed.

- **Traffic Control – Carolyn Dyer**

- On October 13 I emailed Justin Good, Supervising Engineer for Austin Transportation and Public Works, asking if it would be possible to have GOLF CROSSING signs posted at the intersection of River Plantation Dr. and Bradshaw Rd. on both sides of Bradshaw along with very wide white lines. I also asked him if he would check on the status of completing the GOLF CART Crossing on River Plantation Dr. as he had submitted a request for the work to be completed in late July.

I just received his answer this morning. See below:

- Rather than installing specific golf cart crossing signs, I'd prefer to install standard pedestrian warning signs since you mentioned that people are also walking across the intersection. I can install double sided signs for both directions on Bradshaw Road to bring more awareness to this crossing. I'll make a field visit next week to mark their locations, then it'll likely take another 4-6 weeks for installation.
- Regarding the golf cart crossing work order on River Plantation, it's still showing as pending in the field crews' queue. We submitted the work order at the end of July, so I'll request that this one gets prioritized.

Kathy Lahaye introduced Kevin Taylor from Enforce Security, he introduced Demarie McMillen and she gave her Security Report for the last month. She reported several break ins (both homes and cars), and porch pirates. Kevin stressed the importance of reporting anything suspicious, locking cars, and keeping garage doors down. Enforce is currently working 9-5 PM, 7 PM – 3 AM, & 11 PM – 7 AM shifts, Kevin said they are open to revisiting the schedule to accommodate our needs. Suggestions from residents included cameras at the entrances of the neighborhood, hiring police or constables in place of Enforce, and parking Security vehicles around the neighborhood when not in use. Pros and cons were discussed.

- **Legal Affairs – Darcy Hansen**

- **Government Affairs – Luis Rivas**

Luis reminded everyone to vote; early voting is October 20 through October 31, November 4 is Election Day.

- **Landscape/Parks – Dick Perrone**

- The city mowed all the vacant lots in the neighborhood the last week of October. Still no trees have been removed and piles of brush removed. Now others are hauling their brush to the existing city piles and dropping off their brush. Two major piles on Champions Lane have appeared, especially a couple of Magnolia trees. More irrigation lines were repaired at Golf Cove and River Plantation. I hope that we do not have any more damaged or dead trees to remove in the next 90 days. The club is installing their new pump house on the hill in Sullivan Park. {see picture}. This replaces the existing frame building on the hill and will stay because major pipes are inside the structure. All existing motors will be removed. They are also purchasing R.O.W. for the City of Buda's gray water to be pumped to the golf course. This will replace their existing well water usage.
- Kathy Lahaye reported trees dying on River Plantation for lack of water and potential solutions were discussed to prevent losing them.

- **Communications & Events Report – August 2025 submitted by Justin Rossi**
- **Events Update:**

National Neighbors' Night Out Recap:

Onion Creek's National Night Out was a huge success! We had 19 registered host locations across the community, with dozens of neighbors coming together to build stronger connections, foster new friendships, and create a more unified neighborhood atmosphere. Events like this truly reflect the spirit of Onion Creek.

Cabo Bob's Sponsorship

A special thank you goes to Cabo Bob's for once again donating nachos, plates, and utensils for each registered meetup. Their continued support and generosity make a big difference in our community events.

Proposal: Gratuity for Cabo Bob's Staff

I'd like to propose that the Board consider creating a gratuity pool, either through HOA funds or community contributions (or both), as a gesture of appreciation for Cabo Bob's team who prepared and packed the food for our event. This could be a great way to show our gratitude for their hard work and community spirit.

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

- Legends Way community sponsored Fall Festival is October 25.
- October 23 is the deadline for submissions for the newsletter.
- Liz reported Justin Rossi suggested we set up a fund for a gratuity to thank Cabo Bobs for their support and donations for Neighborhood Night Out.

- **Website Management – Monica Mott**
- Reported that they are very close to finalizing the updates to the website, she has been working closely with the web developer and Nancy to gather all information necessary to finish the site. She felt it would be up by our next board meeting.
- **Architectural Control/Rules & Enforcement – Andrew Brown**
- **Security – Nydia Castellanos**
- Criminal activity was reported 10/7/25

Home invasion & several vehicles in Legends Way. Only car that were left Unlocked
 Community Reminder - Lock Car Doors & your home, including your gate.

Week of 9/28 & 10/13 - Police activity in the Greenbelt behind Wild Dunes - North end of greenbelt. Two deceased bodies were located and reported. No update from APD, at this time.

We urge neighbors who walk the greenbelt to be cautious.

I have worked diligently with Enforce to make sure our community is receiving proper coverage, each street should see security - No Less, than 2 times per shift

9:00 a.m. to 5:00 p.m.
 7:00 p.m. to 3:00 a.m.

11:00 p.m. to 7:00 p.m.

A helpful reminder - Please Report any suspicious activity.

VII. OLD BUSINESS:

VIII. NEW BUSINESS:

Proposal from Association Reserves, the company who put together OCHOA's original reserve study. Lori Steiner reported that we are planning to schedule a new study since we have not had one since 2018. She presented 3 options. 1) Off site study \$900 – not recommended since it has been awhile since one was done. 2) One on site study + 1 off site study the following year

\$2520; or 3) On site study + 2 on site visits within the next 3 years \$3520. After much discussion Darcy made a motion to vote for Option 3, Elliott Tuttle seconded the motion and it was voted in.

IX. Meeting Adjournment

Having no further business to discuss Elliott Tuttle made the motion to adjourn and it was seconded by Monica Mott; the meeting was adjourned at 7:28 PM by President Kathy Lahaye.

The next board meeting will be held on Tuesday November 18, 2025, at 6:00 PM at Onion Creek Club.

Recording Secretary-Jane Redding

December 16, 2025

Approved: Lori Steiner, November 18, 2025

Lori Steiner, Secretary