

# ONION CREEK HOMEOWNERS ASSOCIATION

## Board of Directors Meeting Minutes

June 17, 2025

### FINAL

**I. Call to Order** The regular monthly meeting of the Onion Creek Homeowners Association was held Tuesday, June 20, 2025 at Onion Creek Club. The meeting was called to order by President Kathy Lahaye at 6:02 PM.

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

Board members absent: Justin Rossi, Craig Welborn, Darcy Hansen and Monica Mott

Also attending: Nancy Neuse & Jane Redding - Office Staff

### II. Recognize Visitors/Guests:

Guests attending: Joyce & David Orr, Dan & Day Dorsey, Michele & Fred Blood, Becky Yon, Jerry Patterson, Karen Wilkerson, Ray & Ola Young, Bruno Rossi, Dee Lopez, David B. Lopez, Barbara Browne, Barbara Birdwell, Judy Carter

Kathy welcomed our guests and thanked them for attending.

### III. Approval of Minutes

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

### Financial Report – Lori Steiner

**Total Revenue:** The total YTD revenue for May was \$313,814 which is \$10,105 over budget. **Total Operating Expenses:** The total YTD operating expenses for May were \$253,877 which is \$13,512 under budget. The most significant variances to budget were as follows:

**Landscape – Other** was \$2,309 over budget, **Security (\*\*\*)** was \$17,306 under budget and **Salaries** was \$2,129 over budget.

The net revenue over expense YTD was \$89,937.

### Cash balances at 05/31/25:

Operating - \$73,477.88

Reserves - \$173,776.75

\*\*\* There are at least 2 bills from Enforce Security for the month of May that have not been received and are not reflected in these reports.

### Office Report – Nancy Neuse

Nancy reported that 6 home sales have closed since May 20, 2025, and 10 are currently pending.

The latest delinquency report received from Terri Giles on June 12, 2025 indicates a balance of roughly \$70,297.72 in delinquent assessments and liens, and \$28,984.02 due in fines. The total in fines needs to be verified and Kathy Pillmore is currently working to update the fining

spreadsheet to reflect those fines that have been reduced as well as those that have been rescinded.

Almost \$18,757.32 in outstanding dues that are in excess of \$400 are still owed (not including fines). Roughly \$41,363.06 delinquent in the \$100-\$399 range.

170 residents owe some form of fine or dues.

Kathy Lahaye asked how many payments did we get because of board members making calls to delinquent homeowners. It was reported that some payments were made.

## **COMMITTEE REPORTS**

- **Development & Infrastructure – Elliott Tuttle**

- Elliott said they would be closing down exits as they move down 35 (William Cannon, Stassney). There is no solid schedule of what exits will be closed when.
- Dick Perrone explained that the new floodwater requirements increased the cost of the road work at the intersection of Pleasant Valley and Bradshaw and the city is not sure if they will be able to move forward because the County may not have the financing to finish. That road is currently on hold.

- **Traffic Control – Dick Perrone**

- I have talked with Justin Good of the City of Austin Transportation and Public Works. I asked him to turn loose the 9 work orders for "Pinch Points" to be installed in our neighborhood. Three are planned for Pinehurst, Four for River Plantation, west of Bradshaw, one on River Plantation East of Bradshaw and one on Lehman Way. All of this work had been planned to be done in April, but the city put a hold on the process to look at other options in our community. The shutdown of the work was to examine a new city option of letting the individual neighborhoods pay for their own requests for traffic calming, using more expensive types to slow down the traffic. One example of such work is "speed cushions". The city council did vote to allow this option, but the rules and other guidelines for this choice have not been finalized. In other words, do we have to pay 100% up front or do we pay after the work is done. Also, how long after a contract is signed, will the work be done. How much work can be done in the neighborhood? Two streets or five streets? The original work of the pinch points is set to start in late July or early August. The pinch point at 10900 River Plantation & Olympia Fields has been moved further east to the golf cart crossing near County Down Drive. This will alert the driver to slow down quicker after leaving Bradshaw Road. If the Board okays a request, a plan to install two speed cushions on La Costa Drive in early 2026. In 2013 we did a petition on Pinehurst, River Plantation and La Costa to examine the possible installation of speed cushions. LaCosta voted yes except for two homeowners. The two other streets voted no. Construction on the pinch points should begin late July, early August. Dee Lopez discussed a 2017 petition they filed with the city about the section on River Plantation between Olympia Fields and Prairie Dunes to have calming devices (speed bumps) installed. Everyone in that section was informed. 75% of people in that section approved them. At that time the city agreed to pay for ½ the cost. They brought the information to the board, and it took the board a long enough time to decide during which time the city changed their policy on assisting to pay. Dee and her

husband offered to help fund several on their own. A discussion followed about the efficacy of the pinch points currently being planned vs speed bumps. Several residents stood up to share instances of the negative impact speeding has had on their day-to-day living here in Onion Creek. It was decided that they would pursue getting more information on the pricing of speed cushions, the different types of speed cushions and all the logistics involved in getting them installed on the busier streets in the neighborhood. Residents continued sharing their concerns and frustration over how the speeding problems have only escalated. Barbara Browne expressed her disappointment about the placement of the yellow posts in front of her house, making entering & exiting difficult and eliminating any parking for her guests out front. Joyce Orr first expressed her appreciation for Dick Perrone and all he has done for the neighborhood, then she passed out a booklet detailing the proposed Traffic Calming Installations and walked through potential problems. Three way stop signs were brought up, but Dick Perrone explained that the city denied our request to have them installed in our neighborhood. Dick acknowledged that the residents now do not want the pinch points, but if the neighborhood voted today to install the speed cushions there are still a lot of issues to be cleared with the city before we could move forward.

- **Legal Affairs – Darcy Hansen**

- On May 24th, 15 certified return receipt requested letters were mailed to residents owing between \$600 and \$1700 in HOA assessments. This amount totaled \$11,967.10 in overdue assessments.
- These letters cost \$9.68 each to mail at the present time, in addition to time spent preparing the letter and the documentation.
- As of June 13, of those 15 we have received payment in full for 4. Two residents made payment of half their outstanding dues. One paid 20% of what they owed, one resident visited the office and committed to paying \$450 by the end of June, with another \$450 by the end of July, finishing in August with their July 2025 assessment and one resident called the office and after expressing extreme displeasure at being contacted by a board member about their overdue fines, indicated they would be paying online and they did not wish to be contacted again. We have received payment of \$3501.50 leaving a balance of \$8,44.56 unpaid, with liens scheduled to be filed June 25.
- Seven of the residents receiving intent to lien letters have neither responded nor accepted their return receipt requested mail.
- We will be moving forward in filing liens against those homeowners who have not responded as of June 25.

## **Government Affairs – Luis Rivas**

Luis reported work has been done on Shark Lane, but there have been delays due to the storm, but will get done eventually by the city

- **Landscape/Parks – Dick Perrone**

We had another act of vandalism in Legends Way Park. A large circle plastic insert in the playscape was broken out. The replacement piece of plastic cost \$280.00. A 25ft., 4 inch flagpole was installed in Sullivan Park approximately 25 ft. from the gazebo and a dusk to dawn light was installed to keep the flags up 24-7. The used pole and the cost to deliver on site was \$650.00. Another hackberry tree was removed from Sullivan Park. Mr. Patel and family have moved into his home on Golf Cove Drive. The final product is a great asset to our community.

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

- There are no events scheduled for June.
- Planning for the 4th of July parade is well underway. Thanks to the support of our committee and community, we've confirmed participation from Amy's Ice Cream, the Commemorative Air Force, and the constable
- The parade will gather at 8:30 AM at River Plantation and County Down, and begin promptly at 9:00 AM, followed by ice cream at Sullivan Park.
- There is no need to sign up to participate in the parade. Just show up on time.
- Social media continues to be an effective tool for sharing neighborhood updates and event info.
- If you'd like to contribute to the celebration or social media, please contact Liz Jones at (408) 440-9421 or send a direct message on social media.

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

I've been working on a proposed schedule for the newsletter moving forward and wanted to share. My suggestion is to distribute the publication on a bi-monthly basis, timing it for the first week of the second month it covers. For example, the *June/July* edition would be distributed the first week of July.

Here's the schedule I'm proposing:

### **Distribution Timeline:**

- Feb/March: 1st week of March
- April/May: 1st week of May
- June/July: 1st week of July
- Aug/Sept: 1st week of September
- Oct/Nov: 1st week of November
- Dec/Jan: 1st week of January

**Submission Deadlines: (article submission to [justin.rossi.oc.hoa@gmail.com](mailto:justin.rossi.oc.hoa@gmail.com))**

Submissions would be due at the HOA meeting prior to each distribution.

- Feb/March: February HOA Meeting
- April/May: April HOA Meeting
- June/July: June HOA Meeting
- Aug/Sept: August HOA Meeting
- Oct/Nov: October HOA Meeting
- Dec/Jan: December HOA Meeting

That said, contributors are welcome to submit content at any time—we'll just be sure to remind and encourage participation during each HOA meeting.

Regarding format for a digital flipbook/magazine style: FlipHTML5 offers an annual plan for \$149, which would allow us to produce a clean, digital flipbook version of the newsletter. I've used this platform in the past, and it works well.

Reverting back to a print version has been suggested. As for a printed version, I'm not yet sure of the cost. Based on past efforts, printing seems to require advertising revenue to offset expenses, which adds complexity in terms of design, production, and especially collecting ad content on time. Residents who have previously put together a print newsletter have mentioned it was challenging to keep things on track, especially with getting advertisers and contributors to meet deadlines. Producing a recurring print version can quickly become a full-time job.

I am not in attendance, however I'm completely open to your feedback or suggestions for improvement via call or email.

- **Website Management – Monica Mott**
- **Architectural Control/Rules & Enforcement – Jerry Patterson**
- **Security - Craig Welborn - Reported by Kathy Lahaye**

#### **Shift Reports Summary**

- Stolen Packages on the rise
- More door-to-door solicitors
- Open garage doors are mostly noticed and reported
- Patrol shifts understaffed on May 25<sup>th</sup>, officer no-show, we were not billed
- Patrol shift understaffed on May 26<sup>th</sup>, vehicle down, we were not billed
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- Crime Stats are available to the public via the Austin Police Department website.
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- 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
- 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

### **Meeting Adjournment**

Having no further business, the meeting was adjourned at 8:17 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, July 15, 2025, at 6:00 PM at Onion Creek Club.

Recording Secretary- Jane Redding

Approved: Lori Steiner, July 15, 2025

**Lori Steiner, Secretary**