

ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

July 15, 2025

FINAL

I. **Call to Order** The regular monthly meeting of the Onion Creek Homeowners Association was held Tuesday, July 15, 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, Nydia Castellanos, Elliott Tuttle. Justin Rossi, Craig Welborn, and Darcy Hansen

Board members absent: Monica Mott and Luis Rivas

Also attending: Nancy Neuse & Jane Redding - Office Staff

II. Recognize Visitors/Guests:

Guests attending:

Kathy welcomed our guests and thanked them for attending.

III. Approval of Minutes

Lori moved to approve the June minutes, Justin seconded the motion, and the minutes were approved.

Financial Report- Lori Steiner

Total Revenue: The total YTD revenue for June was \$331,418 which is \$10,410 over budget. **Total Operating Expenses:** The total YTD operating expenses for June were \$317,298 which is \$2,637 under budget. The most significant variances to budget were as follows:

Landscape - Other was \$3,454 over budget, **Security** was \$8,290 under budget and **Salaries** was \$1,876 over budget.

The net **revenue over expense** YTD was \$14,119.

Cash balances at 06/30/25:

Operating - \$30,401.60

Reserves - \$175,208.24

Each board member received a copy of the 2024 Audit Report. As there were no questions or concerns Darcy moved to accept the audit report and Dick seconded the motion. The audit report was accepted.

Office Report - Nancy Neuse

Nancy reported that 5 home sales have closed since June 17, 2025, and 8 are currently pending. In addition, the vacant lot at 2105 Boca Raton has been sold to the Valero Station next to it. Planning is underway to expand the Valero.

We also received payment today for a home sale that occurred in April. Though the title company issued a check when the property closed, the HOA office never received it.

Our latest delinquency report shows a balance of \$52,959.21. 149 homeowners owe outstanding assessments prior to the most recent July 1 assessment. Of this amount, 23 homeowners owe between \$400 and \$600 in past due assessments. The question was raised as to whether the phone calls made by board members to delinquent residents were effective. Some were, some were not. Darcy pointed out that we need to revisit some of the payment plans in place as they are not enough to catch the resident up in payments.

We will continue attempting to collect past due assessments.

COMMITTEE REPORTS

- **Development & Infrastructure - Elliott Tuttle**

- The pavement blocker in front of the Exxon is temporary until 135 is completed.
- The Turnersville neighborhood will begin construction of an Amenities Building.

- **Traffic Control - Dick Perrone**

- On Wednesday June 18 at 7:45 am, the City of Austin crews started the initial yellow stripping of the nine pinch points to be installed in our neighborhood. Also, the yellow and white delineators followed within a week. Then the white crosswalks were painted and the pedestrian warning signs and adjoining directional signs installed. The work is 90% complete. This work has definitely awakened the neighborhood. The installation of all the work is paid for by the city, the location of each pinch point is determined by the city and the choice of the pinch point is the only traffic calming street device available unless the neighborhood pays the cost. In other words, roundabouts, concrete curb installation and speed cushions must be paid by the requesting neighborhood. When I asked the city for some help last summer, the pinch point was all the city offered. In May of this year the other choices were made available to the neighborhood if they paid the cost. But, the rules governing such paid installations have not been determined. For the first time in our 50 year history the community has a painted crosswalk for walking from one side to another side. We have had four golf cart stripped crossings for 11 years. The city determined the locations based on data and I have requested such data through the open records act. The majority of the complaints are that the pinch points are unsightly, do nothing for slowing down the traffic and limit parking at the curb near the locations. My explanation is that we needed to try something to offset the increased traffic because of the IH 35 construction. I have had one request to add an additional pinch point at a particular corner and I have requested the removal of one site per the affected homeowner. Of 9 pinch points installed throughout the neighborhood, only one has directly impacted street parking at a residence. This residence has no street parking whatsoever. Because of this I formally requested that the city relocate this pinch point to

a location on Pinehurst where there was a request for one. I also asked the city to improve the golf cart crossing on River Plantation near County Down Dr. I have had no response from the city yet.

- The installation of speed cushions in our neighborhood has only been supported by the actual homeowners on the particular street, ie: River Plantation or La Costa, not by those individuals living on the connecting streets. In 2012 when we first addressed the speed control situation, a petition was circulated to place speed control on La Costa. Two residents on La Costa were opposed, in effect shutting down the discussion with the city.
- It is hoped that the August 16th meeting will bring light to our future traffic calming choices that the Onion Creek community will support.

Members of the audience began to passionately speak out about the speed issues on River Plantation and how the city chose to mitigate these issues. A lively, sometimes heated, discussion ensued.

The board will hold a general meeting on August 16, at 10 am in order to share information with our HOA membership, and to address concerns from our members.

Residents requested better communication between the board and the community. We have only recently learned that Constant Contact, our means of reaching the neighborhood with newsletters and important information, will inactivate an account if the account does not open two consecutive email blasts from OCHOA. This is a function of Constant Contact and we are working to ensure that inactive addresses receive an invitation to re-join the group.

- **Legal Affairs - Darcy Hansen**

- Three liens have been placed against homeowners with delinquent dues. These were registered with Travis County on Friday, July 11, 2025. Copies will be sent to the homeowners via Registered/Return Receipt Requested mail. An Intent to Lien letter will be sent to another homeowner, also Registered/Return Receipt Requested, this week.
- We will continue to monitor the delinquency situation and will prepare to send Intent to Lien letters in August for any delinquent accounts owing more than \$600.00
- All administrative costs associated with the lien letters, including labor, mailing fees, and attorney fees will be added to the amount due upon settlement.

- **Government Affairs - Luis Rivas** - Nothing to report.

- **Landscape/Parks - Dick Perrone**

- The City of Austin removed several more dead trees off their vacant lots. The city is still hauling in mulch to place under the large live oak trees located on their lots. The hope is to keep moisture on the roots of the trees. Thank god we have been very lucky in May thru July in having significant rainfall in our neighborhood and yet no flooding of our creeks. Also, the Barton Springs/Edwards Aquifer District has seen their water supply replenished in all of their test wells. This will help the club's wells in watering the golf course. The Onion Creek club has ordered a new pump system that is scheduled to be installed on October 27th, this year. The pump system comes within a metal building enclosure and will be located on a slab next to the existing pump house on the hill adjoining the pond. They are planning to install large deep steel sheets adjoining the pond's east berm to stop the seepage of water into Sullivan Park. I hope this happens so we can keep the park usable 100%.
- The small bridge on Pinehurst was power washed as well as the slabs in Legends way Park.

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

- The June/July 2025 OCHOA digital newsletter was successfully distributed and well received by residents. A big thank you to everyone who contributed! To ensure timely production of the next issue, please submit any content for the August/September 2025 newsletter no later than the August HOA board meeting. The sooner the better though!
- Unfortunately, the 4th of July Parade was rained out this year. However, it was truly heartening to see Onion Creek residents-and Texans across the state-come together in support of the communities impacted by the devastating holiday weekend floods. A few brave Onion Creek Residents still weathered the storm and caravanned on with a smaller parade to keep the tradition alive despite the rain.
- We do need to establish a process for uploading newsletters to the HOA website in a timely manner. As of now, the most recent edition available online is from January/February 2024. Additionally, the events calendar could not be located on the website and may need to be reinstated or updated.
- Looking ahead, our next scheduled HOA event is the Community Garage Sale, which is on the calendar for **Saturday, September 20, 2025.**

- **Social Media - Liz Jones**

- Liz is continuously posting updates and events on the social media page. An official Instagram and Face Book page have been created for Onion Creek HOA Minutes and reports can be found on these sites. Over the last 4 months Liz has been making every

effort to get information out to the social media sites. Some residents have expressed frustration that they have been unable to post directly to these sites. The settings are correct but for some reason posting is blocked. Liz is working to resolve this problem so residents are able to post to the HOA page directly. In the interim they should feel free to message the inbox on the page and Liz will make sure the information is forwarded to the correct individual to address the issue.

- For example, lost dogs (or pets) can be posted on the HOA page and the Inbox for that page can be messaged. Liz will make sure the information or question is forwarded to the appropriate department.

- **Website Management - Monica Mott**

- Monica was out of the country at the time of the meeting but Kathy shared that Monica is shopping around to locate a web designer that could assist with updating our website and rewritten in a code that is more user friendly.

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

- Jerry is chairing the Architectural Committee as well as managing the CCRs/Deed Restrictions, a task that he would ultimately like to hand off to another individual. At present Jerry is managing all the architectural/modification requests himself and is usually responding within 24 hrs or less to requests and has no problem continuing to manage on his own. He requested that when the office sends him a request that they include the email address of the resident so that when he responds to the request both the office and the person requesting a modification are notified simultaneously.
- To discuss the CCRs/Deed Restriction Enforcement, Jerry introduced Kathy Pillmore who described the process that was put into place on August 1, 2024:
- Lists of addresses with a deed violation were to be submitted to Kathy, along with a photograph of the violation(s). She would then send a yellow postcard to the residents at the address in question, advising what the violation was and that they had 10 days to correct the violation and notify ocaustintoday@gmail.com of such. If Kathy did not receive notification, on day 11 she would then send a letter to that resident, stating that the violation must be corrected within 30 days and that Kathy should be notified of such. On day 31, if Kathy had no communication with the resident that the violation was resolved, the resident began to be fined \$50/day for the violation.
- A discussion ensued as the disparity between the CCRs/Deed Restrictions for Legends Way/Legends Place and the original portion of the Onion Creek neighborhood was noted. The question was raised about adjusting the CCRs to be consistent across the board. It would require a 2/3 vote of residents in order to modify the CCRs and the board pointed out that we haven't even been able to draw a quorum in order to vote at the last two annual meetings, so drawing a 2/3 margin would be highly unlikely.

- **Security - Craig Welborn**

- This last month Enforce did have a bit more of a problem keeping all shifts staffed, but we do not get billed if they do not have a patrol on duty.
- Discussions have been held regarding trimming back the coverage in order to bring the cost down and accrue cash to use on other projects.
- Each security officer fills out an individual report at the end of their shift. There has been an uptick in door-to-door solicitation and porch pirates.

Old Business

No old business to discuss.

New Business

Kathy introduced Carolyn Dyer to serve as Interim Traffic Director upon the resignation of Marty Benevides. Carolyn has served in this position in the past so she brings experience to the table.

Darcy moved to appoint Carolyn as Interim. Elliott seconded the motion and the board voted unanimously to appoint Carolyn to the position of Traffic Director until the January 2026 General Meeting at which time elections will be held.

Meeting Adjournment

Having no further business, the meeting was adjourned at 8:03 PM by President Kathy Lahaye. Elliott made the motion to adjourn and it was seconded by Liz.

The next board meeting will be held on Tuesday, August 19, 2025, at 6:00 PM at Onion Creek Club.

Recording Secretary- Nancy Neuse

Approved: Lori Steiner, August 19, 2025

Lori Steiner, Secretary