

## ONION CREEK HOMEOWNERS ASSOCIATION

### Board of Directors Meeting Minutes

January 16, 2025

**FINAL**

**I. Call to Order** The regular monthly meeting of the Onion Creek Homeowners Association was held Thursday, January 16, 2025 at Onion Creek Club. The meeting was called to order by President Jerry Patterson at 4:05 PM.

Board members attending: Martin Benavides, Liz Jones, Kathy Lahaye, Monica Mott, Jerry Patterson, Dick Perrone, Justin Rossi, Tom Thies, and Elliott Tuttle

Board members absent: Luis Rivas, Craig Welborn

Also attending: Nancy Neuse and Jane Redding HOA Office Staff

#### II. Recognize Visitors/Guests

Guests attending: Fred and Michelle Blood, Cathy Miller, Lori Steiner, and Rosemarie Trevino

Jerry welcomed our guests and thanked them for attending.

#### Financial Report – Kathy Lahaye

**Total Revenue:** The total YTD revenue for December was \$560,940 which is \$23,610 under budget. **Total Operating Expenses:** The total YTD operating expenses for December were \$573,630 which is \$14,204 under budget. The most significant variances to budget were as follows:

**Landscape Maint – Other** was \$21,658 over budget, **Security** was \$41,077 under budget, **Utilities** was \$2,391 over budget, **Deed Restriction Expense** was \$2,587 over budget (not budgeted), **Legal** was \$3,370 under budget and **Supplies** was \$1,122 over budget.

The net **revenue over expense** YTD was (\$12,690).

Cash balances at 12/31/24:

Operating - \$51,171.97

Reserves - \$166,619.72

Kathy reported that if we were not beginning to collect dues at this time, we would have one month of operating expenses and we are reaching that fine line of burning through available cash. Reserves are set aside for specific future capital projects already identified. We currently have no nondiscretionary reserves.

## **Office Report – Nancy Neuse**

Nancy reported that 6 home sales have closed since December 19, 2024, and 7 are currently pending.

The latest delinquency report received from Terri Giles indicates a balance of \$43,560.26 owed in unpaid HOA dues of which \$13,985.83 is due to fines and liens. We have roughly \$16,101.01 in second assessment payments due for the last half of 2024, and roughly \$8,657.25 with assessments greater than \$300 but less than \$500 (did not make any of 2024 assessment).

Currently we have 114 residents who are delinquent paying their dues. This time last year, the balance owed was \$10,225.83 (32 residents), so we have seen an upward trend of residents who are behind in their payments.

## **COMMITTEE REPORTS**

- **Website Management – Monica Mott**

Monica is collecting change/adjustment requests for the website. So far all that has been received is functional adjustments. Monica is creating a log of changes on functionality, design/aesthetics, and updating and making more modern. Once she has this log she will bring it before the board for discussion and approval. Plans are to also create FAQs with input from those interested.

- **Landscape/Parks – Dick Perrone**

Again, 2024 was not the year for managing the budget for the maintenance of the HOA common areas. The 13.08 acres that must be mowed and trimmed with a budget of \$108,025, but I spent \$129,683.38. The actual individual expenditures includes: \$88,200.00 for the contract of mowing and trimming all areas, \$17,675.00 for tree removal and select trimming, \$10,123.60 for irrigation repairs, \$1050.34 sign work, \$756.89 for pet waste station products, \$1172.50 for Christmas lights at 4 entrances, and \$10,705.05 for repairs and various other non-capital work. The total utility cost was \$10,691.07 for the water and electrical use. The major water use at the parkway and Pinehurst is well water and the HOA has free use of this water. The city completed the driveway removal and curb closing of the 134 vacant lots owned by the city. The city also removed 22 trees that died as a result of disease, (8 live oaks died of HYPOXYLON) very cold weather of 2021 and 2023, and the drought conditions of the lots. The city is going to try another approach this year in placing mulch under the large tree canopies and less mowing within these areas. Also, they will be seeding the areas with native grass and wildflower mix. The mowing time will be reduced in the # of times and area mowed. Thank you for your support of the common areas of your neighborhood.

Dick discussed the city's new "On Demand" policy for bulky item pickup. Residents must schedule an appointment in advance but each homeowner is allowed a total of 9 pickups per

year as follows: three pickups for furniture and appliances, three pickups for brush, and three pickups for household hazardous waste (HHW).

Dick also mentioned that the Recycle & Reuse Drop-off Center located at 2514 Business Center Drive, offers free drop off of those items not on the pick up list for the new program, but one must schedule an appointment in order to drop off there. This facility is located on Todd Lane at Burleson Road.

- **Government Affairs – Luis Rivas**

The city has reported to Luis that they will be repairing culvert at Shark Lane but no schedule has been set at this point.

- **Events & Communications - Justin Rossi/Elliott Tuttle**

Justin has nothing new to report though he has a detailed report for Saturday, and all is going smoothly. Justin noted he is now providing the office with a raw text version of the newsletter for those residents who do not wish to receive a digital magazine. This was announced in the December digital newsletter and Justin will mention it again at the Annual Meeting. Anyone wanting a raw text version of the digital newsletter should email or call the HOA office and request to be placed on a list for such.

Elliott is still updating the defunct OCHOA Facebook page and is looking for new, updated photos from around the neighborhood. Justin may be able to provide him with photos.

- **Infrastructure – Liz Jones**

Liz will have a report for the Annual Meeting, but has nothing to report for this meeting.

- **Architectural Control/Rules & Enforcement–Mike Jackson**

Mike was unable to attend the meeting so Jerry made a report to the board. Fining letters have been sent to residents for a variety of offenses. Most have to do with garbage cans being visible from the street. Many of the individuals receiving fining notices had fixed the issues but failed to contact the office or ocaustintoday.com to inform that the violation had been resolved, resulting in daily fines accruing. When notice of resolution is received and confirmed by the Rules and Enforcement Committee, the fines are reduced or forgiven. The bottom line is residents need to be mindful of violations and the necessary steps to resolve the situation. Discussion continued on how to more clearly communicate this with our neighborhood. People do not open mail much anymore because there is so much junk mail. Even certified letters are not being accepted as evidenced by the stack of returned letters in the HOA office. It was decided that the language on the card needs to be revamped to say that you must email the HOA at ocaustintoday.com once the issue in question has been resolved.

Many residents receiving the letters want photos of their infraction(s). Justin offered an easy solution to that matter. The Rules & Enforcement Committee can use their cell phones to take a photo of the violation(s), label the photo with the address and date, and drag that photo to the Google Drive on their cell phone. The photo can then be emailed to ocaustintoday.com so Kathy has documentation that she can share with the homeowner when they dispute the fine. could email the original picture.

Discussion was had regarding an approved structure on Indian Wells that cannot be seen from the front of the home. However, neighbors on Walton Heath can see a taller than normal shed-like structure from their backyards and consider it an eyesore. The office has received several calls over this because of the height. Jerry is going to work with Mike on some sort of resolution to the matter though what that will be is unknown at the moment.

Even though Jerry is stepping away from the board as of the end of Saturday's Annual Membership Meeting, he plans to continue helping with a number of issues that began under his leadership but have not yet been resolved.

- **Security Summary January 2025- Tom Thies**

APD reports for Onion Creek (Spot Crime Report) [AustinTexas.gov/Crimeviewer](https://austintexas.gov/Crimeviewer). Incidents reported to APD in Onion Creek past 30 days.

- Assault with Injury/family date violence, 4600 Blk. Grand Cypress
- Assault, harassment, 10900 blk. Players Path

#### **OC Security Responses/observations**

- Multiple Suspicious persons/vehicles, 4 incidents
- Trespassing/homeless
- Open Garage doors
- Illegally parked vehicles
- Neighbor reported laser being pointed into his residence
- Theft of key fobs and yard tools
- Terroristic threat to employees at store
- Executive center unlocked after hours
- Resident accused neighbor stealing dog
- Reported gun fire
- Reported concern of lights on in pump house at the pond
- Dead animal
- Fireworks complaints
- Check welfare of resident
- Suspicious person in driveway on Ring Camera 3am

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**

We are in our 6th month with Enforce Security. There are 8 officers assigned to the OC and a new site Supervisor.

- Fuel Cost August- \$1374.97, September \$1130.16, October \$1169.51, November \$1070.78, and December 976.58

### **• Traffic Control – Marty Benavides**

Marty spoke with Justin Good from the city regarding pinch point locations in Legends Way. Justin indicated they hope to add one more location to Legends Way. Currently Zoeller at River Plantation, and Zoeller at Lehman Way are planned. The city is looking at adding a third location at River Plantation and Shark Lane.

Because the pinch points are not a special budget item, Justin indicated the projected start date will be sometime in March. However, it may be delayed somewhat for those locations in Legends Way because the streets there may be scheduled for a repave this year, in which case the project would not be started until the paving is completed. Justin will get back to Marty about both the repaving schedule and when the pinch point work will commence on Pinehurst Dr. and River Plantation in Legends Place. Currently scheduled are the following locations:

- Pinehurst Dr. and Boca Raton
- Pinehurst Dr. and Legends Lane
- Pinehurst Dr. and Royal Lytham
- River Plantation and both Olympia Fields Loop locations

The city will not paint stripes and a crosswalk across Bradshaw at River Plantation because there is no stop along Bradshaw and this would create a dangerous situation. Marty also asked Justin about double yellow stripes down River Plantation in Legends Way. Justin said that when stripes are painted it actually causes traffic to increase speed in both directions because they have their own lane, whereas when there is no center line it is perceived more as a shared lane and oncoming traffic slows.

### **OLD BUSINESS**

- **Liens** – While it was discussed at the last meeting no motion was made to begin filing liens on properties in arrears. Jerry created a Constant Contact blast that was run past our HOA attorney, with language about liens. The intention is to distribute this blast in the neighborhood in the next week to alert homeowners who are in arrears with their HOA dues/fines that they are in danger of having a lien placed on their home. The message Jerry prepared outlines ways to prevent such an occurrence.

The HOA will begin filing liens on those accounts that have the highest balances.

- **Street Parking** – The HOA can do nothing about street parking in Onion Creek but we can report violations to 311, either by phone or online. It is illegal in the City of Austin to park a vehicle in excess of 9,000 lbs. It is also illegal to block mailboxes, driveways and fire hydrants.

## **NEW BUSINESS**

Rosemarie Trevino requested to speak about the Neighborhood Garage Sale, noting that attendance had dropped in the last few years. She suggested that the HOA put up a banner at the entrance to Onion Creek, advertising the garage sale a week in advance, as many commuters will see the banner from the frontage road. It was also suggested that we send a notice to area newspapers which we have done previously. Jane has also posted previously on Next Door. Dick Perrone will order banners for repeated use for the garage sale. We will also need to organize a team of individuals to place directional signs based upon registered sale addresses prior to each garage sale.

It was suggested that Community boards at the cluster mailboxes in Legends Way be installed and there was much discussion on this matter though no decision was reached at this time.

The request for a food truck at the Exxon Station was brought forward again. Sam, the manager of the station had issued an informal request several months ago and asked several board members when he would hear something. Discussion followed with many different opinions on the matter. In the past food trucks have not been allowed by the Onion Creek HOA. Reference was made to a food trailer at the Valero Station some years back that was not well maintained and that was asked to vacate the premises. Justin talked with Sam, and Jerry sent Sam a copy of the CCRs. Discussion continued noting that the City of Austin has some strict guidelines about food trucks/trailers and allows HOAs to define what they will and won't allow with respect to food trucks/trailers. If this is something that the HOA wants to pursue then a sub committee will need to be formed in order to explore the various options available. No determination was made.

## **Meeting Adjournment**

Having no further business, the meeting was adjourned at 6:09 PM by President Jerry Patterson. Elliott Tuttle made the motion and it was seconded by Liz Jones, with final adjournment at 6:15 PM.

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

Recording Secretary- Nancy Neuse

Approved: Lori Steiner, February 18, 2025

**Lori Steiner, Secretary**