

# ONION CREEK HOMEOWNERS ASSOCIATION

## Board of Directors Meeting Minutes

November 18, 2025

**FINAL**

### I. Call to Order

The meeting was held in the Onion Creek Club Private Dining Room on November 18, 2025. President Kathy Lahaye called the meeting to order at 6:02 PM.

Board members attending: Lori Steiner, Nydia Castellanos, Elliott Tuttle, Kathy Lahaye, Dick Perrone and Carolyn Dyer.

Board members absent: Liz Jones, Luis Rivas, Monica Mott and Darcy Hansen

Also attending: Nancy Neuse - Office Staff

### II. Recognize Visitors/Guests:

Guests attending: Mac McIntyre, Jerry Patterson, Raymond and Ola Young, Dan Dorsey, Krista Cole, Eric and Jessica Zylker, John and Lindarae Johnson, Andrew Brown, Dagoverto Zavala, Demarie McMillen, and Precinct 4 Constable Gabriel Padilla, Sgt. Eric Gaitan and Corporal James Leos.

Kathy welcomed our guests and thanked them for attending.

### III. Approval of Minutes

Because there was not a quorum of officers present approval of the minutes from the October 2025 board meeting were tabled until the December 2025 board meeting.

The next order of business was to inform members of the board that Vice President Justin Rossi had resigned his position. Because we are already in November a new vice president will not be appointed since new board members will be elected at the January 2026 General Meeting.

Elliott introduced Jessica Zylker, a resident in Legends Way, who is interested in serving on the HOA board. Kathy offered a brief rundown of board member duties and indicated that Jessica could fill out an application in the HOA office. Jessica spoke briefly about her professional background and her desire to serve the community. She will complete an application before the next meeting.

### Financial Report for October 2025 – Lori Steiner

**Total Revenue:** The total YTD revenue for October was \$630,735 which is \$19,686 over budget. We have received many payments on past due accounts. The “intent to lien” letters got the attention of the chronic late payers.

**Total Operating Expenses:** The total YTD operating expenses for October were \$495,752 which is \$35,669 under budget. The most significant variances to budget were as follows:

- **Landscape – Other** was \$5,515 over budget

- **Security** was \$46,953 under budget. There are \$25,000 in invoices that were outstanding pending review. They have since been approved and will be promptly paid. Also impacting the reduction in cost are the uncovered shifts and the contract change for the reduction of coverage.
- **Utilities** was \$1,930 over budget
- **Auditing** was \$1,254 under budget
- **Legal** was \$1,244 under budget
- **Membership Meetings** was \$1,641 over budget, due to the additional general meeting in August
- **Supplies** was \$1,216 over budget
- **Salaries** was \$4,139 over budget. Staff has been working on delinquent accounts as well as putting a lot of work into the new website.

The net **revenue over expense** YTD was \$134,983.

**Cash balances at 10/31/25:**

Operating - \$152,858.76

Reserves - \$180,934.26

## **Office Report – Nancy Neuse**

We are continuing to make collections on overdue accounts and as of November 15, 2025 our delinquencies were down to \$55,800.00.

Due to the Intent to Lien letters that were mailed September 30, 2025, we have collected payments in full or established payment plans for all but 5 homeowners.

Four home sales have closed since our October meeting and seven are currently under contract.

Carolyn inquired about the delinquent accounts – were people just being unresponsive or were there valid reasons for not paying the HOA dues. It is a combination of factors. Once a homeowner gets several assessments behind it is often difficult to catch up.

A resolution was passed in November of 2024 regarding fining delinquent accounts. The process was initially scheduled to begin in January 2025 but we put it off and determined during the summer that we would begin fining on November 1. When Terri was contacted to put this in motion she advised that we should look into this further – were we within our rights to impose such a steep fee on an overdue assessment? We have reached out to our HOA attorney to determine if we can legally fine delinquent residents and we will be doing more research before pursuing the fining process further

## **COMMITTEE REPORTS**

- **Development & Infrastructure – Elliott Tuttle**  
Nothing to report.

- **Traffic Control – Carolyn Dyer**

- On October 24 Justin Good, Shelby Smith and another young lady from the City of Austin Transportation Department attended a meeting with the OC HOA Traffic Committee at the HOA office to discuss the options that the city offers regarding ways that speeding can be controlled on River Plantation Dr., LaCosta Dr. and Pinehurst Dr. The people from the Austin Transportation Dept. were very informative and answered all the many questions regarding the various ways to control speeding on the three main problem roads. In addition the HOA committee was able to discuss the problems occurring on Bradshaw Road because of the development growth surrounding our Onion Creek neighborhood.
- In the spring of 2026 the city will conduct the testing of Bradshaw Road and River Plantation Road to see the amount of traffic as well as the speeding.
- The week of November 6 the Golf Cart Crossing on River Plantation Dr. near Bradshaw Rd. was almost completed. They forgot to put up the Stop signs. On November 11 Carolyn emailed Justin Good and he responded that he will make sure the work is completed. She also questioned him about signage on Bradshaw Rd. in front of Wayside School entrance/exit as she had just recently experienced the major traffic problem at that location when school is dismissed around 3:15pm. Here is his response: "For Wayside School, I was able to update a couple of the warning signs on Bradshaw to bring more awareness to the school and the school itself is working on their internal circulation plan to hopefully prevent the afternoon queue from spilling out onto Bradshaw. When I spoke with them a few weeks ago they had just started these updates, so I'll check in with them to see where they're at."
- Carolyn will personally drive by Wayside before our next Board meeting to see the signs. We should be getting signage on Bradshaw Rd. at the River Plantation Dr. crossing soon.
- Based on data from the Digital Speed Display Devices (DSDDs) placed on River Plantation, we have approximately 1000 cars per day traveling River Plantation, each way. Speeding was much greater than we anticipated. A large number of cars are traveling between 35 and 41 mph, a good number 50 and one at 70 mph.
- Dave Anderson did an analysis of the speeding on River Plantation after the pinch points were put in place in June. He found that the percentage of vehicles going over 35 mph as they drove southbound on River Plantation was cut almost in half. Northbound on River Plantation was also slowed. Speeding in excess of 40 mph in both directions, was also lowered. The pinch points appear to be slowing traffic though there are still those that speed. The traffic committee will be meeting again to prepare a proposal to present to the neighborhood at the General Meeting in January.

- Dick spoke with the city and was told that if Onion Creek were to vote in January 2026 to install speed mitigation devices, the earliest any work would begin would be September 2026 because of scheduling. If the city depletes the current bond money before they get to the HOA work it could be into 2027 before work would begin.

Kathy invited the officers from the Pct. 4 Constables office to introduce themselves and address the board. Chief Deputy Gabriel Padilla, who has worked with George Morales for 17 years, was recently appointed Constable of Pct. 4 as Morales has resigned in order to run for County Commissioner.

Corporal James Leos and Sgt. Eric Gaitan, both worked previously with George Morales and are familiar with our neighborhood. River Plantation, La Costa and Pinehurst are the worst locations – there is cut through traffic, stop sign runners, speeding. Precinct 4 officers have been patrolling the neighborhood between 9 and 10 at night.

Precinct 4 only has 25 officers in the office and are more of a short term fix and though they would like to be a long-term fix they are limited not only by but also vehicle availability. They do not have unlimited resources. Precinct 4 tries to visit Onion Creek 2 to 3 times a week at different times of the day/night. Constables are not mandated to do patrols and community events but Civil process and warrants. George Morales has been pushing to build relationships within communities and as such, Constable Padilla is promoting a Community advocate group to increase relationships with the Constables Office. There will be a representative from the Constables office at upcoming HOA board meetings as well as the traffic mitigation committee meetings being held between now and the General Meeting in January.

The Constables office wishes to provide a visual reminder about speeding, stop signs, and poor traffic behavior.

- **Legal Affairs – Darcy Hansen**

Our intent is to file lien letters in December. Nancy and I will work together on this.

- **Government Affairs – Luis Rivas**

Nothing to report

- **Landscape/Parks – Dick Perrone**

- The city finally removed all heavy brush and several dead trees on the 134 city owned vacant lots. Thus all the lots look clean and should stay that way for the next several months during the nongrowing season. I am really close to getting electricity at Legends Way Park in the next 45 days. Next, I will start the process of getting water available in Legends Way Park. The actual pump house construction was delayed but should be

installed in the next 10 days per info from the club. The Christmas lights will be installed this Friday at the four entrances of the neighborhood. I hope the winter months are easy on our common area trees. We have lost too many trees in the last 4 years and the expense is hard on our budget.

- Elliott asked if there was any possibility of installing a couple of solar lights at the entrance to the trail path next to the retention pond by Lehman in Legends Way. Raymond Young offered to purchase the lights if someone would install them.

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

As of this month, Justin has stepped down from the HOA Board. I will now be solely responsible for coordinating neighborhood events and will continue to manage our social media pages.

There are currently no events scheduled for November. However, if anyone has items or announcements that should be added to the community calendar or social media, please send them my way.

Planning has begun for our December holiday celebration and festival. This event will include:

- The lighting of the Christmas trees along Legends Way
- A golf cart and car parade
- Holiday crafting activities (potentially expanding into a small craft fair)

More details and volunteer opportunities will be shared as planning progresses.

- **Website Management – Monica Mott**

Due to an unexpected family emergency Monica was unable to attend the meeting and did not deliver a report. Kathy reported that the new website will be launched in January.

- **Architectural Control/Rules & Enforcement – Andrew Brown**

Andrew reported that it has been business as usual with the architectural control committee and he is working to process requests as quickly as possible.

Nydia asked what had happened to the Violations Committee, but nothing has progressed thus far.

- **Security – Nydia Castellanos**

Current hours of security coverage are as follows:

9 am – 5 pm

7 pm – 3 am

11 pm – 7 am

We have received a request to add coverage from 5 pm – 7 pm, now that it is getting dark earlier. Discussion followed though no decision was made.

DeMaria addressed questions from Kathy about the mileage being logged by several officers (40 miles/day) whereas one officer typically logs 100 miles. DeMaria stated that the typical day should be between 40-60 miles, and that 100 miles meant the officer was speeding on their shift.

- **Rules and Enforcement – Jerry Patterson**

Jerry reported there has not been much activity recently. Of 13 postcards identifying violations to homeowners that were sent in Sept/Oct., 4 cleared and 9 have not resolved their noted violations. They are due to receive an Intent to fine letter. Violations include unkempt yard issues, trees that were downed and not removed, overgrown lawns and an overgrown bamboo hedge on Pinehurst.

## **VII. Old Business:**

A gratuity or Thank You to Cabo Bob's was discussed. Nancy reported collecting \$30 in cash in the office for such. Carolyn suggested that we do a basket of goodies for everyone at Cabo Bob's and offered to spearhead that task.

## **VIII. New Business:**

A food and clothing drive by a group of concerned OC residents is to be held December 14. The office has been asked if we can send a Constant Contact blast out about this next week and then a reminder before the 14<sup>th</sup>. This was approved.

Krista Cole requested that the HOA board look into framing a security policy that would help residents understand when to call the police and/or security. Krista spoke directly about several recent incidents: the pond incident and how disturbing it was as well as a possible case of profiling. A good deal of discussion followed regarding how to best handle this and while everyone is aware of the concern, no concrete decision was reached.

Mac McIntyre, a resident on Prairie Dunes Dr., spoke to the board about garbage pickup occurring in the early morning hours at Wayside School. He and neighbors on Prairie Dunes Dr. are constantly being awakened by the dumpsters being emptied. He asked for support in contacting Wayside and TDS to adjust the pickup schedule. Carolyn and Dick had contacts at TDS and were going to look into requesting a meeting to discuss pickup scheduling.

## **IX. Meeting Adjournment**

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

The next board meeting will be held on Tuesday December 16, 2025, at 6:00 PM at Onion Creek Club.

Recording Secretary-Nancy Neuse

Approved: Lori Steiner, December 16, 2025

**Lori Steiner, Secretary**