

ONION CREEK HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

February 18, 2025

FINAL

I. Call to Order The regular monthly meeting of the Onion Creek Homeowners Association was held Tuesday, February 18, 2025, at Onion Creek Club. The meeting was called to order by President Kathy Lahaye at 6:05 PM. Kathy asked that each board member introduce themselves and give some background about the work they will be involved in with the new board. Kathy also introduced John McNabb who has served as a member of the board in various capacities in the past. When John was elected president in 2005 he determined that a manual would be helpful for board members as much of the prior learning had been done by osmosis. John created the training manual and has been very helpful in training new board members since. The upcoming orientation will be held at the Onion Creek Office on Wednesday, February 26 at 6 pm.

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

Also attending: Nancy Neuse & Jane Redding, HOA Office Staff

II. Recognize Visitors/Guests

Guests attending: Michelle and Fred Blood, Beth Meyers, John McNabb, Lydia Jagger, Cherylann Kennedy, Jody Plummer, and Dan Dorsey.

Kathy welcomed our guests and thanked them for attending.

III. Approval of Minutes

Liz Jones moved to approve the January 16, 2025 minutes. Justin Rossi seconded the motion, and the minutes were approved.

Financial Report – Lori Steiner

Total Revenue: The total YTD revenue for January was \$211,329 which is \$53,089 over budget. **Total Operating Expenses:** The total YTD operating expenses for January were \$57,711 which is \$4,534 over budget. The most significant variances to budget were as follows:

Landscape Maint – Other was \$1,062 under budget, **Security** was \$2,882 over budget and **Salaries** was \$2,335 over budget.

The net revenue over expense YTD was \$153,618.

Cash balances at 01/31/25:

Operating - \$197,849.73

Reserves - \$168,051.15

Office Report – Nancy Neuse

Nancy reported that 1 home sale has closed since January 16, 2025, and 7 are currently pending. The latest delinquency report received from Terri Giles on February 13, 2025 indicates a balance of roughly \$107,331.00 in delinquent assessments and liens, and \$68,650.00 due in fines. The total in fines needs to be verified and Kathy P is currently working to update the fining spreadsheet to reflect those fines that have been reduced as well as those that have been rescinded. That spreadsheet should be available by the end of this week. Terri will begin sending out follow up statements on 3/15/2025.

Currently we have 24 residents who are more than \$500 in arrears and 40 residents owing between \$300 and \$500. 222 homeowners who have not yet paid the first assessment for 2025. This time last year, the balance owed was \$10,225.83 (32 residents), so we have seen an upward trend of residents who have outstanding balances.

Discussion followed regarding the large number of outstanding fines. Of 22 fines that were levied, 7 residents have not responded at all. Three are negotiating their fines and 16 have been settled. The point was made that the purpose of the fining is not to pad the HOA bank account but rather to ensure that the integrity of our neighborhood is maintained and our property values do not suffer. The fining process was discussed at length. Fines are levied for infractions that are defined in the CCRs that each homeowner receives at closing. Homeowners who continuously disregard infractions they have been warned about will ultimately receive a fining letter and it is the homeowner's responsibility to contact the HOA office to advise that the infraction has been resolved.

There has been a rising trend in residents failing to pay their HOA dues in a timely manner. This is a large part of the reason HOA dues continue to rise. The OC Facebook page will make a statement regarding this, as it is felt that a good portion of our neighborhood is more attuned to social media than they are to email.

COMMITTEE REPORTS**• Website Management – Monica Mott**

- Nancy and I have been working on the back end of the website. Still transitioning completely from the old company that designed it, we keep finding little things here and there that we need them to switch over. Unfortunately, they have gone non responsive so things are taking a little longer than we would like. I would like to update our contacts on the website but need everyone's official new title. I have created the FAQ page and am currently filling that out.
- Our google drive needs to be updated and put under the HOA ownership. Previously files were "owned" by whomever uploaded them. This needs to be consistent.
- I am also creating photo albums that will reside on the website for use by the board.
- As mentioned under Justin and Liz's report, it has been suggested that a tab be added to the website for Newsletters. Once this is done then newsletters will be available for all to see, both those we have historically saved and those going forward.

- **Events/Communications – Justin Rossi & Liz Jones**

- I'm honored to step into the OCHOA Vice President role and continue serving our wonderful community. As I stepped into this new role, the Board needed to make some changes to a few Board Members' responsibilities and roles. In my previous role, I was responsible for events, communication, and the neighborhood newsletter, and I look forward to building on that foundation in my new position.
- I will continue to oversee and produce the Onion Creek HOA newsletter. This publication remains an important resource for keeping residents informed about community news, upcoming events, and important updates. I welcome any suggestions or contributions from board members to keep the content engaging and relevant. Please note that I design the Newsletter, but I do not write all the content, so I rely on board members to contribute/submit articles and information to be used as content.
- The Newsletter will go out 6 times a year on the following schedule:
- **Jan/Feb** *We need articles submitted for this one by Board Members ASAP so I can get this one out in the month of Feb - There was a bit of delay as we just recently decided that I would continue to oversee the Newsletter on Sunday, Feb 16th.
- **March/April** (Articles due March 1st)
- **May/June** (Articles due May 1st)
- **July/Aug** (Articles due July 1st)
- **Sept/Oct** (Articles due Sept 1st)
- **Nov/Dec** (Articles due Nov 1st)
- We are excited to share that **Liz Jones** will be joining in planning and organizing HOA events. We will both collaborate to continue delivering fun, engaging, and community-centered activities for our residents. Liz brings great energy and fresh ideas to the events program, and I am confident this partnership will help us grow and enhance our neighborhood's event offerings.
- We are and will continue to compile a list of Board Members and Residents who would like to volunteer to assist with events throughout the year. If you'd like to be added to that list, please let me or Liz know.
- In addition to partnering on events, Liz will also take the lead in managing the **Onion Creek HOA Facebook Page**. This platform is a key communication tool for reaching our residents quickly and efficiently. She will ensure the page remains active, informative, and responsive to the needs of our community.
- Liz is compiling a calendar events for the year and will be asking for input from various board members.
- As we move forward, my goal is to maintain the momentum we've built with our events and grow and improve the program while continuing to strengthen our communication efforts across all platforms. I'm grateful for Liz's involvement in events moving forward, the support of this board and our residents, and we're looking forward to another fantastic year in Onion Creek!
- It has been suggested that a tab be added to the website entitled Newsletters so that all newsletters are available to anyone seeking them.
- Thank you for your time and ongoing dedication to our community.

- **Landscape/Parks – Dick Perrone**

- The new year has started slowly. A portion of a fence blew down on the back side of Mickelson Cove and was repaired. Irrigation repairs were required on the Parkway and near

green 17 at Legends Lane. The majestic Live Oak at Walton Heath had to be trimmed on all sides leaning into the roadway. I have purchased 5 banners to be installed at all entrances to our neighborhood advertising Garage Sales starting with the April date. The city did remove a large dead tree, located on their lot at North Pinehurst and Wild Dunes Drive, that had dropped two large limbs in 2024. The new home being built on Golf Cove Lane will be finished by April according to the owner.

- **Development/Infrastructure- Elliott Tuttle**

The city and county did lay new asphalt on Bradshaw Road, creating a much smoother drive. Because of the construction on IH35, Bradshaw can be a better choice to exit our neighborhood. Plans are for some sort of intersection control to be put in place at the intersection of Bradshaw and FM 1327 but it is not yet known what that will be. Both Goodnight Ranch and Easton Park are continuing their expansion. Goodnight Ranch is adding some more retail growth and expanding residential on the South side of Slaughter Lane. Goodnight Ranch extends all the way to Old Lockhart Road, immediately North of Bradshaw Crossing. Easton Park will soon be making improvements to their infrastructure by widening Thaxton road and starting the extension of Slaughter Lane to Hwy 183. Also, HEB has purchased the Northwest corner of Wm Cannon Drive and McKinney Falls Parkway (Easton Park) and plans to start construction late in 2025. A new mega-HEB will be built across the street from the existing HEB in Buda. Scheduled opening is 2028.

- **Government Affairs – Luis Rivas**

- There is not much to report for this month. Dick has asked that I follow up on land owned by Austin Energy, off River Plantation and Bradshaw Road. The mowing has not been kept up as previously agreed upon and it presents a fire hazard. In addition, there is a lot of construction debris buried in that vacant lot. (This property is on the right side of the road as you cross Bradshaw Road from River Plantation into Legends Way.)
- Luis sent an email to the city regarding Shark Lane status today and learned it is in queue. The OCHOA has discussed placing gabions to try to slow water down at Shark Lane. Once the city completes the work they need to do, OCHOA will revisit with what is recommended.

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

There are homes within our HOA that back up to greenbelt property, where unfortunately some homeowners have tossed their yard waste or trash over the fence into the greenbelt. This is unacceptable. If this is brought to our attention we will address it with the homeowner in question.

Mike cautioned the HOA board and office about to allowing ourselves to become a tool that neighbors use against each other as a weapon. The HOA is here to benefit the entire neighborhood and to ensure the various CCRs are observed appropriately.

There are seven different sections in the Onion Creek Neighborhood, most with different CCRs. The early sections, 1 and 2, had 5 to 6 pages of CCRs while the later sections had 40-50 pages of CCRs. Some CCRs are far more restrictive than others. It is important to

refer to the CCRs for your particular address before undertaking any modifications. Please refer to the CCRs that you were provided at closing. If you do not have access to those you can go to the onioncreekhoa.org website to locate CCRs for your specific section or call the office for assistance locating them.

The main violations the Rules and Enforcement Committee are seeing now have to do with parking violations, trailer violations and trashcan violations. As we approach Spring, it is important to remember to trim any trees that overhang your neighbor's property.

When violations are registered with the Rules and Enforcement Committee, once the HOA office or the committee is advised that the violation has been rectified, a member of the committee will drive by to confirm such. At that time they will coordinate with the fining committee to have the list updated.

- **Security - Craig Welborn - February 2025**

- Saturday February 8, 2025 – Meeting with Kevin Taylor, Enforce Security Operations Chief
- Discussed transition of Security Director
- GPS location modules – board members or residents can request increased security to specific locations. Enforce will place a GPS module to alert the officers of that specific location, track the number of passes by that location per shift. Mention of the GPS module will be added to the newsletter.
- Nydia will be working with Craig monitoring
- Accident involving SO that hit a mailbox, will be the expense of Enforce.
- Crime Stats are available to the public via the Austin Police Department website.
- 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
- December 976.58

- **Traffic Control – Marty Benavides**

- Dick has been in touch with Justin at the City about the pinch points throughout the neighborhood. The latest information indicates they will begin work in March. Marty has been in contact with the city to determine if the streets in Legends Way are going to be paved prior to the pinch points being installed over there. He has not yet received confirmation on this matter.

VII. OLD BUSINESS

VIII. NEW BUSINESS

Create a committee responsible for placing signage for Estate Sales, Garage Sales and other HOA approved community events. Discussion ensued and it was determined that going forward a notice in the newsletter, as well as on social media, would be placed in order to generate interest in assisting. For the present time this will be managed on an as-needed basis.

IX. Meeting Adjournment

Having no further business, the meeting was adjourned at 8:02 PM by Kathy Lahaye. The next board meeting will be held on Tuesday, March 18 at 6 PM at Onion Creek Club.

Recording Secretary- Nancy Neuse

Approved: Lori Steiner, 2025

Lori Steiner, Secretary