



**Onion Creek Homeowners Association
July 21, 2026 Minutes
Board of Directors Meeting
Onion Creek Club**

Voting Board Members Present: President Kathy Lahaye; Vice President Dick Perrone; Treasurer/Secretary Lori Steiner; Carolyn Dyer, Traffic; Judy Carter, Government; Tammy Brown, Newsletter; Brad Glendenning, Website; Nydia Castellanos, Security; John McNabb, Rules2

Board Members Absent: Elliott Tuttle, Infrastructure; Jessica Zylker, Rules

Staff Present: Nancy Neuse & Jane Redding – Office Staff

Call to Order: The meeting was called to order by President Kathy Lahaye at 6:04 PM and it was established that a quorum of the board was present.

I. Introduction of Guests and Presentations:

Frank Hendrix, Enforce Security Officer reported the Enforce Security phone line is now being monitored during day time hours as well as the night shifts.

Sarah Campbell, Conservation Program Coordinator for the City of Austin (COA) Watershed Department, provided an overview of what services COA provides to our neighborhood on the vacant 134 lots that were bought out due to flooding:

- Mowing 6 x per year (March, May, June, July, September and December)
- Removal of diseased trees that had succumbed to a fungus caused by environmental stress
- Seeding with native grasses underneath tree canopies to preserve soil health

She also mentioned several City programs available if neighborhoods want to invest time and effort to re-plant. It was noted that should OCHOA wish to restore water access to the buyout areas, it would cost \$10,000 per water tap with COA doing the installation

II. Appointment of New Board Member

LisaMarie Vukel was introduced as having expressed an interest in serving on the Board.

MOTION: Carolyn Dyer moved to appoint LisaMarie Vukel to fill the unexpired term of the Social Media/Events Chair. Tammy Brown seconded the motion. Motion carried.

III. Consent Agenda

Exhibit A consisted of minutes from June 18, 2026, as well as the Financial Report, an Expense Reimbursement Request, the Office Report and Committee Reports from Traffic Control, and Landscape & Parks.

MOTION: Lori Steiner moved to approve the Consent Agenda with corrections made to the June 16 meeting minutes regarding the Constables' schedule for the next two months. Judy Carter seconded. Motion passed.

IV. Committee Reports

Exhibit B consisted of committee reporting with regards to our website, the branding committee, and the Welcome Basket committee.

NEWSLETTER COMMITTEE - Tammy Brown

- Tammy spoke to the board about having more neighborhood content for the newsletter.

WEBSITE - Brad Glendenning

- Brad discussed meeting with the contractors who have worked on the website in the past year.
- Branding committee will assist with reimagining the website.
- The website must function in 3 different capacities: 1) transactional; 2) informational; and 3) promotional. It is a tool for the neighborhood to communicate on various levels, through various media.

BRANDING COMMITTEE - Tammy Brown

- Tammy presented the board with new graphics for the OCHOA letterhead.

MOTION: John McNabb moved to approve the new design of the letterhead and Dick Perrone seconds. Motion passed.

WELCOME BASKET - Judy Carter

Judy reported the Welcome Baskets have been well received by new homeowners.

V. Discussion Items

BYLAW AMENDMENT – Kathy Lahaye

- The adoption of an amendment to the OCHOA bylaws as presented at the June 16, 2026 meeting. Upon determination that the requirements for announcing to the membership and posting in the required locations had been met
- Article XI is amended and restated to read in its entirety as follows:

"Article XI
BOOKS AND RECORDS

The books, records and papers of the Association shall be available for inspection in accordance with Section 209.005, Texas Property Code."

MOTION: Lori Steiner moved to adopt the bylaw amendment. Carolyn Dyer seconded and the motion carried.

SECURITY – Nydia Castellanos and Dick Perrone

- Kevin Taylor from Enforce Security spoke about proposals provided to OCHOA by Enforce for contract renewal when their current contract expires at the end of August.
- President Kathy Lahaye addressed the contract expiration stating that the board is considering various options. She stated the expectation is for the Security Committee chair to collect competitive bids from several companies, analyze and summarize the information for a board vote.
- Several homeowners attending the meeting expressed concern about safety and the lack of a 24/7 security presence. This will be further addressed at a future meeting of the proposed committee when security proposals are discussed.

MOTION: Nydia moved to create a committee for the purpose of developing a long term plan for speed mitigation and security. Tammy Brown seconded the motion. Motion passed.

SOCIAL MEDIA/EVENTS – LisaMarie Vukel

MOTION: LisaMarie Vukel moved she be allowed to create an Events Committee. Nydia Castellanos seconded; motion passed.

MEMORIAL TREE PLANNING-TAMMY BROWN

Tammy discussed launching a project to encourage homeowners to plant trees in the parks as memorials. Homeowners would be asked to pay for plaques for the trees.

MOTION: Lori Steiner moved to allow Tammy Brown to develop a program and protocol for the memorial tree planting project. Judy Carter seconded; motion passed.

VI. Meeting Adjournment

MOTION: Judy Carter moved to adjourn the meeting at 8:25 PM. LisaMarie Vukel seconded. Motion passed.

Next monthly meeting to be held on September 15, 2026 at 6 pm at the Onion Creek Country Club.

Recording secretary: Nancy Neuse

Approved: Lori Steiner, August 18, 2026
Lori Steiner, Secretary-Treasurer