

ONION CREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
May 16, 2020 DRAFT

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held May 16, 2020 by the Onion Creek HOA/remote login (Zoom) and called to order by President Kathy Pillmore at 10:00 am.

Board members attending remotely: Beth Cubriel, Carolyn Dyer, John McNabb, Kathy Pillmore, Jennifer Beaulieu, George Gerken, Darcy Hansen, Kathy Lahaye, Jerry Patterson, Dick Perrone

Board members who were absent: Wendy Braniff

Also attending: Annette Waller and Denise Cadell, (HOA office staff),

II. **Guests:** Ray Combs (Architectural committee), Jeani Smith, Rick Scanron, Rosy Moore, Tom (Smitty) Smith, Erich Schroeder

III. George Gerken moved to approve the April 16, 2020 board meeting minutes; Jennifer Beaulieu seconded; the minutes were unanimously approved.

IV. Treasurer

Treasurer Kathy Lahaye reported the YTD revenue for April was \$205,033 which is \$19,177 under budget. The total operating expenses for April were \$142,445 which is \$49,743 under budget. The most significant variances to budget were as follows:

Landscape Maintenance – Other was \$2,760 under budget, Park Maintenance was \$1,427 under budget, Sullivan Park Improvements (Reserve) was \$9,052 over budget, Security was \$3,895 under budget, Legal was \$1,152 under budget & Supplies was \$1,144 over budget.

The net revenue over expense YTD was \$62,588.

Cash balances at 4/30/20: Operating - \$365,531.10 - Reserves - \$159,326.97 - CD - \$102,652.20

Delinquent Accounts

Since the last board meeting, the office has received 14 payments on delinquent accounts for a total of \$3094.51.

The office has received payments on 11 home sales. There are 17 pending sales.

Buyouts: There have been 3 buyouts completed, with 11 pending.

V. Committee Reports

A. Security

Jennifer Beaulieu reported on costs for adding an additional security driver and truck, due to the uptick in crime in Onion Creek. An ad hoc committee was assigned to review the various additional security proposals and narrow the options to one or two, with pros and cons, for a possible vote at the next board meeting. The members are: Jennifer Beaulieu, George Gerken, Carolyn Dyer, Kathy Pillmore and Beth Cubriel. A meeting will be scheduled as soon as possible.

The committee will look at increasing patrols overnight using random Smith driving patterns, three or four nights a week, possibly using a golf cart, and/or a volunteer neighborhood watch vehicle, using a magnetic sticker on personal vehicles. Kathy Lahaye was requested to examine the current budget for additional security money, and report back to the board.

John McNabb asked about alerting APD for more assistance; Jennifer reported that the lack of phone calls to the Austin police resulted in statistics indicating low crime in our neighborhood. The importance of having residents call 911 and/or 311 was discussed, to increase APD presence in our community.

Officer Gamboa has a video explaining the proper use of 911 and 311; the link will be sent to all board members. Jennifer will set up a second meeting with Officer Gamboa and will talk to Smith personnel about the importance of alerting residents to call 911 or 311 for crime data in our neighborhood as the only way to increase police support. Kathy Pillmore requested that the security committee present a written proposal from Smith for additional night patrols to the board as soon as possible.

B. Architectural Committee

John McNabb reported on the large number of complaints made to the Architectural committee primarily due to the growing season. John said about three a day average on complaints and lots of modification requests. He gave an update on the Golf Cove private driveway lots and the maintenance of the Pinehurst South buyout lots. Golf Cove has been billed at the owner's expense. John noted that the CC&R's indicate 10 days' notice for mailing and then the committee can act. Estate Sale procedures were discussed with current CDC and local authorities' guidance; we will proceed with allowing estate sales using strict guidelines; fewer shoppers at a time, for more days. Estate sale requests fall under the Architectural Committee's purview.

John reported that committee member Darcy had drafted a letter for the committee regarding the neighborhood use of standing "little green men" signs in front of homes to slow traffic for playing children. The letter will state that the signs can only be out when children are present/playing and must be put away otherwise.

There was discussion regarding line-of-sight restrictions at intersections. It was agreed there are city code specifics regarding this matter.

General discussion regarding businesses/working from home in Onion Creek, and street reflectors for fire hydrant response. It was noted that businesses in Onion Creek, while not allowed by the CC&R's, is a rule not enforced unless there is a complaint and can be based on our nuisance clause.

C. Governmental Affairs

Jerry Patterson introduced guest Tim Smith, who joined the meeting to request the board's assistance in opposing a 750 residential apartment housing development west of Akins HS and South of Slaughter creek, for water quality and water quantity concerns. There was a May 19 meeting scheduled that Mr. Smith requested the board sign up for, and voice opposition to the complex. Kathy Pillmore suggested the board oppose the project based only on downstream water concerns. There was consensus by the board to have Jerry Patterson draft a letter for Austin's zoning and planning commission in general opposition to the Knolls of Onion Creek development.

D. Traffic Control

Carolyn reported she had been unable to find out why a cable for recording traffic volume and speed was in place for a few days on the North side of Onion Creek Bridge on River plantation Drive.

Carolyn said she had been trying with no success trying to find out if the City of Austin has a schedule or plans pertaining to the widening and reconstruction of Bradshaw Road to coincide with Travis County plans, and where it will connect with Pleasant Valley Road. Kathy Pillmore volunteered to send contact information from CAMPO to Carolyn.

When Carolyn checked with the City of Austin regarding road construction occurring on FM 1626 from Farrah Lane to 1st street, she was told that a developer is working on Old San Antonio Road and will be widening the throat of the intersection heading southbound and there will be left turn bays as well as a straight and right turning lane at all approaches. They are trying to get a turning signal system in place also.

Carolyn gave an update on the sidewalk addition from La Costa to Legends Lane. A letter and copies of requested nearby-neighbor's support went to her contact (Peter) at the city, who will look at the sidewalk extension application as soon as their board is able to meet.

E. Development/ Infrastructure

NEW PROJECTS:

3600 E. Slaughter Lane – (West of Old Lockhart Road intersection with and on south side of Slaughter Lane) Site plan for a multifamily project with associated improvements on about 17 acres. Density unknown at this time. SP-2020-0080D

10801 Wayne Riddle Loop – Proposed rezoning from I-RR – Interim Rural Residential -intended for low density residential with minimum lot size of one acre to MF-4-CO – Multifamily Residence (Moderate-High Density) intended to accommodate multifamily and group residential use with a maximum density of 36 to 54 units per acre. C14-2019-0129

Mobility Bond Projects – Several of the transportation projects that are part of the 2016 Mobility Bond have been approved for more than \$38 million in federal funding under the Capital Area Metropolitan Planning Organization (CAMPO)'s 2019-2022 Transportation Improvement Program. In total, the City of Austin is the recipient of more than \$80 million in federal funding for transportation projects throughout the city. Among the 2016 Mobility Bond projects that will receive funding are:

Mobility improvements on William Cannon Drive from Running Water Drive to McKinney Falls Parkway (up to \$11.75 million in federal funding)

Mobility improvements on Slaughter Lane from Mopac to Brodie Lane (up to \$12.6 million in federal funding)

Extension of West Rundberg Lane from Burnet Road to Metric Boulevard (up to \$8.8 million in federal funding)

Urban trails projects including the northern portion of the Violet Crown Trail, Austin to Manor Trail Phase 2, and a feasibility study for the Bergstrom Spur (up to \$5.2 million in federal funding)

Each of these projects requires a local funding match of at least 20 percent, though the actual percentages vary depending on the project. The purpose of obtaining this federal funding is to bolster efforts to address traffic congestion, enhance multimodal safety, improve public health throughout Austin, and leverage bond funds to bring more improvements to the community. The City of Austin's transportation projects that are receiving federal funding encompass roadways; intelligent transportation systems; bicycle and pedestrian safety, connectivity, and recreation; and transportation demand management

OCHOA MONITORED PROJECTS:

Views of Onion Creek (formerly Bella Fortuna) – Clearing of all the vegetation (primarily cedar) and site work to level the portion of the site north of where Bradshaw Road will bisect the tract, which will be used for some residential and the tracts' commercial developed is in progress. The remaining residential development will extend from the new Bradshaw Road south to Onion Creek. Two oversized storm water detention ponds will be included on the property.

DOUBLE CREEK MULTIFAMILY

Construction of the foundations for the units has begun on the Double Creek multifamily tract, a 372-unit apartment development on 17.27 acres at 600 E. FM 1626 Road, across FM 1626 where Farrah lane dead ends into FM 1626. Case No. SP-2018-0403C

For all City of Austin projects, go to <https://abc.austintexas.gov/web/permit/public-search-other?reset=true> and enter Case Number for more information.

F. Crisis Management and Neighborhood Watch

Beth made calls to neighborhood watch volunteers to ask if they plan to continue to offer their time. Most said yes. Some are not able to continue for various reasons but in most cases, they have recommended replacements. I have attached the spreadsheet of the current committee and my outreach notes to each of them. As you can see, we have many vacancies. An email has been sent to everyone with an email address to start a communications string. Beth will continue to work to obtain emails for those who do not have one listed. Beth noted several vacant sections in the list and said she would develop Martie's email list further.

Next week, the Neighborhood Watch volunteers will have a conference call to discuss any security decisions made at the May BOD meeting, and to discuss opportunities to supplement the board's work.

G. Landscape/Parks

Dick reported Sullivan Park is complete with capital improvements including the following: Playscape structures cleaned, picnic tables wood replaced and painted, benches cleaned and painted, basketball court cleaned and re-stripped, electricity installed, and both bridges re-built and strengthened with steel posts to accommodate golf carts and future flood problems especially the North bridge. The pump house on the hill was repaired and painted in exchange for use of the club's electricity at the park. \$17,664.38 was spent from reserves for these capital improvements. The playscape area had weeds removed and additional pea gravel added and raked evenly. The only item left is the installing of two new Park signs.

Dick discussed the donation of the Greenwade's backyard gazebo from 4603 Merion Cricket for Sullivan park.

Dick reported the bridge on Pinehurst that crosses the pebble beach pond and drainage had all 10 (4x4) top railings(cedar), replaced and stained, this time with cedar and a handrail across the top. The cost was \$1375.00.

L & S Landscaping cut the golf cove lots – minus lots 1 and 2, but they will go back and do these – and the common area for \$365.00. Second, they cleaned up and hauled away all concrete debris and other construction trash for \$1225.00. The lots and common area can be mowed much easier after this cleanup. The HOA collects \$864.00 per year on the 6 lots with one complete home. It will cost the HOA \$50.00 per lot and common area in future mowing.

The Legends Way park is slowly progressing. There will be a six-foot black chain-link fence installed on the extreme North perimeter between the HOA property and the double-wide mobile home. Dick expects the decision for initial installations for the new park by the next board meeting.

Dick reported that Elements did not charge for the first perimeter cleanup/mow around the entrance corner lot where Westlake Dermatology is completing a build-out.

H. Communications

Kathy reported the next newsletter is the July/August issue with articles and photos due June 1. She will promote the September garage sale.

The Club and Onion Creek are proposing to mail a joint communication about use of the course and club amenities by nonmembers. The cost of the mail out will be split between the two entities and will be around \$750 each. General discussion regarding the responsibility of the fees involved.

Beth Cubriel is helping with social media, including Facebook, Instagram, Next door with the goal of more postings and communication.

Kathy reported the HOA office will reopen regular hours with safety measures on June 1.

J. Legal

Pursuant to a request from the President, Darcy Hansen, Committee chair, reviewed the delinquency account policy and reported that the policy does not require any changes. She will review the outstanding delinquent account list and bring any suggested changes forward.

VI. OLD BUSINESS

Kathy Pillmore reported on a virtual meeting with Watershed about ongoing maintenance concerns on the buyout lots and her request for exact representation and contacts. The board committee is Kathy Pillmore, Jerry Patterson, John McNabb, Ken Jacob, and Dick Perrone. Kathy reported on a scheduled Tuesday, May 26 meeting with Watershed to walk the lots, compare notes and solidify the maintenance schedule so that the HOA can provide more maintenance, as necessary.

VII. NEW BUSINESS

Kathy Pillmore discussed the upcoming joint mailer with the OC club regarding abuse of club facilities by OC residents who are not members. Some modifications were made to her draft; the club was listed first, then the HOA. There was discussion of costs associated with the mailer and our original agreement with the club. The office noted that the club pays \$1280 semi-annually for HOA dues. George Gerken questioned why the HOA should pay for the club's responsibility for their commercial golf course, especially considering our willingness to share our office database address list for the club's use of this mailer.

Action Item – budget adjustment (if needed) for increased security patrols

Recording: Annette Waller

Approved ___2020

Kathy Lahaye, Secretary