

ONION CREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
December 20, 2018

I. The regular monthly meeting of the Onion Creek Homeowners Association meeting was held on December 20, 2018 at the Onion Creek Country Club and called to order by President Mike Rodriguez at 4:01 p.m.

Board members attending were: Pam Beattie, Wendall Braniff (by phone), Rose Mary Gómez-Meade, Ken Jacob, Kathy Lahaye, Stuart Osantowski, Martie Owan, Cecily Raiborn, and Tom Thies

Board members who were absent: Carolyn Dyer, Robb Edgecomb

Also attending were: Susan Dunning and Annette Waller (HOA office staff).

II. Guest: Lorrie Stonestreet

III. Ken moved to approve the November 15, 2018 board meeting minutes with one correction; Pam seconded; the vote was unanimous.

IV. Treasurer

Treasurer Kathy Lahaye reported that the total YTD revenue for November was \$478,245 which is \$23,610 more than budgeted. The total YTD operating expenses for November were \$372,448, which is \$89,367 under budget. The net revenue over expense YTD was \$105,797. Cash balances at 11/30/18: Operating - \$320,679; Reserves - \$134,912; CD - \$100,841

Cecily moved to approve the 2019 budget as amended. Ken seconded. The vote was unanimous in favor.

Given the future anticipated decline in dues as projected buyouts are completed, Kathy recommended dues stay the same for the coming year. The board members agreed as part of the budget vote.

Delinquent Accounts

Susan Dunning, Office Manager reported that since the last meeting, the office has received no payments on delinquents accounts. The total of all remaining delinquent accounts is \$22,031.

Since the last board meeting, the office has received payments for 14 home sales, 10 of which were for new homes. There are 17 pending sales, 7 of which are new homes. Closing papers have been received on 11 buyouts and there are 5 pending sales.

V. Committee Reports

A. Security

Security Committee Chair, Tom Thies reported that in November Austin Police Department reported 15 incidents in Onion Creek compared to 146 in the surrounding area. Bonuses have been distributed to officers, per the board's approval in November.

B. Governmental Affairs I

Vice President, Ken Jacob had no report.

C. Development/ Infrastructure

Wendy Braniff was not available on the phone, so no report was presented. Her written report included:

Applications for Approval of Site Plans for Double Creek Multifamily development, Double Creek Retail, Old San Antonio Road Low Water Crossing, Cascades Condos

Notice of Public Hearings for Bella Fortuna and for Interport 2 on Fallwell Lane

Application for Preliminary Subdivision for Austin Goodnight Ranch Phase 2-East

Applications for Rezoning for 8900 South Congress, 8534 South Congress, and 12001 S IH 35 Northbound Service Road

D. Communications

Robb Edgecomb, Communications Chair was absent. Mike reported for him that the new website will be going live by the end of the week. An email will be sent to all homeowners whose emails we have on file notifying them that they will need to create a new password. The newsletter is at the printer.

E. Architectural Committee

Chair of the Architectural Committee Cecily Raiborn reported that the Texaco Station has requested a food truck on its property. After reviewing the CCRs for that section, she reported that the request would be denied.

She also moved that the estate sale rules be changed to allow a three-day maximum on all sales with no additional days to be approved. Tom seconded the motion. The motion carried with a unanimous vote.

F. Crisis Management Team

Crisis Management Team Chair, Pam Beattie reported that the Crisis Management Plan is being reviewed by our attorney and that she will give us some wording to exculpate us in case of lawsuits. The adoption of the plan was tabled until the January meeting.

G. Neighborhood Watch

Martie Owan, Neighborhood Watch Chair had no report

H. Traffic Control

Carolyn Dyer, Traffic Control Chair was absent. No report.

I. Landscape/Parks

Landscape/Parks Chair, Stuart Osantowski reported that completion of the installation of the electrical meter and ground breaker box for Onion Creek Parkway will be pushed to early 2019. Clearing will take place this week in the drainage ditch at Bradshaw Rd and River Plantation Dr two hundred feet north of the intersection and all the way to the curve on the south end for beautification and safety for drivers traversing the intersection.

He also reported on the installation of 15 one-gallon viburnum shrubs to replace the sax myrtles at the Bradshaw Entry (Westside). These plants will grow in together to form a solid row of shrubs.

J. Insurance

Insurance Committee Member, Tom Braniff was absent. No report.

VI. Old Business:

Mike Rodriguez reported that the Interim City Engineer responded to his letter complaining about the paving, and indicated that after sweeping every 21 days for three months, the City would patch thin areas and do a "fog" seal to improve the paving job done on Onion Creek streets.

VII. New Business:

None

The meeting was adjourned at 5:34 p.m. by President Mike Rodriguez.

Recording: Susan Dunning

Approved January 17, 2019



Kathy Lahaye, Secretary