



**OCHOA Board of Directors Meeting
June 16, 2026 Minutes**

Board Members Present: President Kathy Lahaye, Treasurer Lori Steiner, Carolyn Dyer, Traffic; Judy Carter, Government; Elliott Tuttle-Yarborough, Infrastructure; Tammy Brown, Newsletter; Jessica Zylker, Rules.

Board Members Absent: Vice President Dick Perrone, Events/Social Media; Liz Jones, Security; Nydia Castellanos

Staff Present: Nancy Neuse & Jane Redding – Office Staff

Call to Order The regular monthly meeting of the Onion Creek Homeowners Association was held Tuesday June 16 at 6:00 PM at the Onion Creek Club. The meeting was called to order by President Kathy Lahaye at 6:04 PM.

I. Introduction of Guests and Presentations:

Guests Attending: Doug Wells, John Rose, Cathy Miller, Pauline Salzer, Ola Young, Dan Dorsey, David Anderson, Billy Davis, Kelly Schultz, Les Richards, Lisa Marie Vukel, Aaron Tao

Billy Davidson, the General Manager of Harley Davidson, gave a presentation on the Harley Davidson store located adjacent to Onion Creek. He discussed the fundraisers and events they sponsor, which in turn have created a noise issue with Onion Creek residents. Upon questions and comments from residents and the board, he has agreed to discuss the issue with Harley Davidson management to find a solution. A second location was mentioned as a possible place to hold future events.

Consent Agenda:

Exhibit A consisted of minutes from May 19, 2026, as well as the Financial Report, Office Report and Committee Reports from Traffic Control, Government Affairs, Architectural Committee, Landscape & Parks and Newsletter.

Lori moved to approve the Consent Agenda minus the Event and Social Media Report, Elliott seconded. The motion passed.

II. Appointment of Replacement Board Members

Brad Glendenning was appointed to fill the vacancy created by Carolina Talley's resignation from the board. Brad will assume Website responsibilities. John McNabb was appointed to fill the vacancy created by the removal of board member Dagoverto Zavala at the March Membership meeting. John will be assigned to a committee.

III. Dynamic Discussion

Brad Glendenning discussed steps needed to move forward with the website. He will be meeting with our past web developer and Lori's contact to gain insight in order to move forward solving the current problems with the website.

IV. Newsletter – Tammy Brown gave slide show presentation on the newsletter branding and logo design options.

V. Discussion Items – Fourth of July

Kathy Lahaye voiced concerns about social media logistics; email blasts needing to be Containing parade details, start time, route map, flyover, events in Sullivan Park following the Parade.

Flyover

Contributions vs HOA funding for the Flyover; the board felt that since we had budgeted funding for the flyover that the money be returned to those having made a contribution towards funding it.

Motion: Judy Carter motioned the HOA to pay for the flyover and the checks be returned to those who made contributions towards funding. Elliott seconded the motion passed.

Traffic: Dave Anderson from the Traffic Committee gave a detailed analysis of data received from the city collected from the monitors in the neighborhood. It has been proven that there is a measurable affect from having the Constables in the neighborhood resulting in lowered speeds. The discussion then went to Constables vs Enforce, or what is the best balance for both during the 2 month interim before Enforce's contract is up. An additional on-call daytime on call option was presented.

Motion: Judy Carter motioned to adopt the Constables' 3x a week schedule, at 4 hrs per day. In addition HOA will contract with Enforce for phone support for 10 hrs/wk for the next 2 months. Tammy seconded. Motion carried.

Lori Steiner recommended approving the Expense Reimbursement requests submitted by Nancy Neuse for office supplies and Judy Carter for \$103.64 for Welcome Basket Supplies.

Motion: Lori moved to approve expenses made by Nancy and Judy, Brad seconded. The motion carried.

Kathy Lahaye discussed a Bylaw Amendment written up by our legal counsel in response to Dago Zavala's document request that we are required to post publicly for 60 days before the Amendment is passed the a resident must make an appointment with the office to reasonable request examination of HOA files. Brad suggested this be posted on the website.

Tammy asked for more direction for the Branding Committee; what their next steps should be. Felt she needed more feedback.

Motion made by Lori Steiner to adjourn regular board meeting at 8:25, seconded by Carolyn Dyer.

Next monthly meeting to be held on August 18, 2026 at 6 pm at the Onion Creek Country Club.

Recording secretary: Jane Redding

Approve: Lori Steiner, July 23, 2026
Lori Steiner, Secretary-Treasurer