



Board Meeting Minutes
Tuesday February 17, 6:00 PM
FINAL

I. Call to Order

The meeting was held in the Onion Creek Club Private Dining Room on February 17, 2026.

President Kathy Lahaye called the meeting to order at 6:06 PM.

Board members attending: Lori Steiner, Dago Zavala, Jessica Zylker, Carolina Talley, Judy Carter, Tammy Brown, Elliott Tuttle, Kathy Lahaye, Dick Perrone, Carolyn Dyer, Liz Jones

Board members absent: Nydia Castellanos

Also attending: Nancy Neuse & Jane Redding - Office Staff

II. Recognize Visitors/Guests:

Guests attending:

Precinct 4 Constable Gabriel Padilla, Karen Wilkerson, Jeremy McHaney, Rochelle Buchan, Josh Trevino, Florence Mathison, Scott MacKenzie, Raymond & Ola Young, Lydia Jagger, Cathy Miller

Kathy welcomed our guests and thanked them for attending.

III. Approval of Minutes

Elliott Tuttle moved to approve the December minutes, Jessica Zylker seconded the motion, and the minutes were approved

Financial Report – Lori Steiner

Total Revenue

2026 \$217,627

2025 \$211,329

7% increase in dues

Total Expenses

2026 \$44,478

2025 \$57,788

Cash

Operating \$210,085

Reserves \$185,230

Lori reported that with the launch of the new website we lost the ability to charge for the online credit card payments. We are looking to have the website recoded in conjunction with Stripe. In January we expensed \$1500 in credit card fees. Lori stated that she had found someone that can write the code and they have given a bid. (\$1450) and that Carolina Talley looked at it too. Lori has been in communication with the person.

Kathy Lahaye asked how long it would take to have the code written, Lori said he said 2-3 weeks from start to finish. Kathy said we should get this started ASAP and said they could discuss it further in a meeting to be set up.

Office Report – Nancy Neuse

Our delinquency report as of 2/16/2026 reflects \$126,965.45 in assessments due to the HOA. This includes homes that have liens place on them that are accruing fines. 403 homeowners have outstanding assessments. The good news is that of those 403 residents, 290 of those delinquent are owing only the first assessment for 2026 or roughly \$66,000.00. Two hundred and fifty homeowners are delinquent in an amount greater than \$400.

Our accounting firm, Giles & Assoc., will mail past due assessments this next week to all delinquent homeowners which will also include an explanation of online payments and the glitch we are experiencing not having the credit card fee automatically added and to call her office directly to get the correct balance on their account.

In addition to notification of their past due amount, homeowners were advised that **effective November 1, 2025**, there would be a \$50/month fine levied against all past due accounts. Payment plans are encouraged but the homeowner must contact the office and arrange for a binding agreement to retire their debt. Failure to meet the terms of the agreement will result in a lien being filed against that property.

Nancy reported that 5 home sales have closed since the December meeting with 4 pending sales.

Liz Jones asked for verbiage to post on social media about fines and the credit card fee.

COMMITTEE REPORTS

- **Development & Infrastructure – Elliott Tuttle**

New HEB at William Cannon and McKinney Falls going in

New HEB in Buda, construction to start next year

Expansion of 1327 depends on County Expansion to start late 2026/early 2027

- **Traffic Control – Carolyn Dyer**

- **Legal Affairs – TBD**

Kathy Lahaye asked Dagovertto Zavala if he would be interested working with that committee. She mentioned that we do have legal counsel already should we need to use them.

The Courtyards has asked to have a portion of their dues reduced because they no longer wish to utilize Enforce Security and being gated have other plans. Our legal counsel found no legal basis to approve this request.

- **Government Affairs – TBD**

- Kathy Lahaye mentioned a request came for a candidate to come speak at an HOA meeting, which we declined due to not having time to reach out to other candidates to give them an equal opportunity to be represented.
- Constable reported nearest early voting location for our area is 211 E. William Cannon, Pleasant Hill Branch Public Library.
- Lydia Jagger reported that she voted at Kroger on Brodie.

- **Landscape/Parks – Dick Perrone**

- The new year started busy. One tree was removed in Sullivan Park, a very large Willow that had fallen in the water. The island on La Costa had the Crepe Myrtles trimmed and the large Oak that buried the island was trimmed back. In Legends Way Park, I completed my obligation to the neighborhood by installing a 3ft high x 40ft.rock wall that completes the full enclosure on our West side property line. (see picture). When we chose to build the Park on this vacant lot, the adjoining neighbor was the most impacted and when he purchased his home, he was told that nothing would be placed on the lot. I extended the white fence to his front corner of his home and promised to enclose the remainder later. The stone wall matches his stone on his home. The cost was \$5000.00, materials and labor.
- New pump house in Sullivan Park near pond is not yet functional. They are working with the city of Buda to use their gray water to water the club.
- City has begun removing dead trees/limbs on the vacant lots left due to floods.

- **Communications – Tammy Brown**

- **Social Media & Events & Communication– Liz Jones**

The 2026 HOA event calendar has been finalized and released on our social media platforms. At this time, there are no HOA-sponsored events scheduled for March.

- If any board member or resident would like to organize a community-led event, I am more than happy to assist with planning, promotion, and coordination in any way that I can.
- Our next scheduled HOA event is the Annual Easter Egg Hunt on April 4, which remains on the calendar as planned. This event is traditionally held on the same weekend each year, consistent with our other annual events.
- Social Media Update:
- On the administrative side, we discovered that Facebook page messages were not being received. I now have access to those messages; however, notifications are still not functioning properly. I am actively working to resolve this issue to ensure timely responses moving forward.
- Communication & Facebook Discussion:
- I would also like to acknowledge the recent dispute that occurred on the community-run Facebook pages. There was information shared that I believe to be misleading. I responded in a professional manner in an effort to clarify and de-escalate the situation.
- To maintain professionalism and prevent further public escalation, I requested that fellow board members refrain from engaging publicly in response to the allegations.
- We will plan to hold a separate discussion as a board to determine whether any additional steps can or should be taken to further diffuse the situation.
- At this time, all scheduled HOA events — including the Easter Egg Hunt — remain as planned.

- **Website Management – Caroline Talley**

- Kathy Lahaye introduced two new board members, Carolina Talley and Tammy Brown. Both have marketing backgrounds, Carolina will oversee the website and Tammy Brown will be taking on the newsletter. Tammy agreed to a short newsletter coming up.
- Discussion ensued concerning HOA Life and our current website. Nancy Neuse suggested we consolidate Constant Contact, HOA Life and WIX. Elliott Tuttle explained that HOA Life does everything that Constant Contact and WIX can do.
- A discussion ensued concerning problems with the website, Nancy suggested a meeting to discuss best practices moving forward.

- **Architectural Control/Rules & Enforcement – Andrew Brown**

- **Rules & Enforcement – Jessica Zylker**

- I met with Nancy Neuse at the office to clarify the different neighborhoods and got the 2025 book of HOA Board Directors Manual.

- I spoke to Kathy Pillmore about the process that she was following to fine the violations. There was a group of volunteers who were helping with the inspections. (Most of the active volunteers were in the Legends Way neighborhood) Here is the process:
 - 1. A violation was reported.
 - 2. The post card was sent notifying a 10 day to reply with the proof of correction of the violation.
 - 3. A letter and an email was sent after 10 days notifying the owner of the specific violation and the fine notice. The letter gave 30 days to reply before the fines would start.
 - 4. After 30 days with no response, the \$50/day fine would start. (\$100/day if it is the second fine of the same type or \$250/day if it is a health and safety violation.)
 - 5. These fines were billed through the CPA 2x per year with Association dues.
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- I think the biggest problem with this system was the 2x per year billing, since there was not enough communication once the fine was beginning to be charged. Then the bill was received and MONTHS of fines had already been added. I imagine it would have been shocking to people especially if they had missed the original fine notices. HOALife will correct this issue.
- Kathy Pillmore was extremely helpful in filling me in on some of the procedures and where it was falling short on getting compliance. Again, HOALife will help to increase communication to the neighborhood and should get corrections on violations happening faster. The policies say a "Certified Letter" should be sent out; however she was finding that they were being refused or not accepted for one reason or another. It seemed the cost of the letter did not justify the lack of responses.
- Regardless of the workability, this process has not been used for several months due to the fines being waived at the end of last year and the efforts being dropped due to changes in the role and disagreements/misunderstandings.
- Next Steps
 - 1. The Onion Creek HOA website has a reporting link that creates the report. It is not linked to HOALife. I can pull the complaints from WIX and can address them individually however it would be way more efficient to have it link directly to HOALife. Are we supposed to make these changes to the website how do we get this done?
 - 2. HOALife does not have all of the CC&Rs listed correctly for the different neighborhoods. I have reached out to Tom from HOALife to see if we can divide it in the app. We will be meeting Wednesday, Feb 17th to discuss how to add for each neighborhood.
- 3. I would like to send out an email to the neighborhood introducing HOALife and the process. The email will direct people to where to find the CC&Rs, allow them to ask questions and to fix any violations they think they may have before reporting is started again. My goal is to have the emails go out this week and inspections and reports starting by March. I can make myself available in person and on zoom a few days of the month to help members of the HOA with questions.
- 4. I would also like to send out an email about getting the yards ready for spring. Hopefully this helps people think about it as the growth season starts.

- **Current Urgent Violations**

- Kathy Pillmore made a report to the city about short term rentals on Pinehurst Drive and a fine was issued by the city as they did not have a permit. I do not see this listed any longer on VRBO or Airbnb. This property has been listed for sale for about 100 days.
- I could not find any other properties in Onion Creek listed for short-term rental. This is something that we need to address for a long-term solution. Kathy Pillmore forwarded me a recommendation on Short Term rentals written up by Ken Fess. This is a very thorough report and to protect the HOA from future violations. The wording of the bylaws is important to keep this from happening and have recourse.
- The trailer parked on River Plantation Drive. The homeowner reached out to the HOA office and is working on selling it. As of today, it is gone so hopefully sold.
- The trailer on Innisbrook is still there.
- The boat trailer a driveway Daly is still there.
- This time of year, it is a bit difficult to judge yards as a lot has died and it is a good time for people to get ready for spring.
- How do we see the previous approvals by the Modifications Committee, so we know if a storage shed was or was not approved?
- A complaint was received regarding an increase in solicitors. We informed him that “no solicitation” signs are available at the office for residents. Nancy and I are also looking into the city rules regarding this.

- **Security – Nydia Castellanos**

- **Speed Management Committee – Dick Perrone & Carolyn Dyer**

- The committee of eight residents and four Board members met 5 months from October 2025. After listening to various testimonies and reviewing documents the committee voted to recommend to the Board of OCHOA the following: Hire off duty Constables 4 hours a day, 5 days a week using the following time periods; 6-8 am, 4-6 pm – discussed taking hours from Security to do so. The cost is \$75.00 per constable hour and \$20.00 per hour for the vehicle. The period is 3 months on a trial basis, March 1 through May 31. In June the committee will meet and examine the various data to see if an impact on the speed of traffic on the three streets of Pinehurst, La Costa and River Plantation has improved. Again, the City has not adopted the rules of engagement for accepting funds from a neighborhood to install safety devices on the public roads. Also, if we said yes to some type of device, the city could not promise the start of construction until September 2026. The cost is \$1900.00 per week. The County Constable's office will bill us once a month and they have full insurance coverage. We will collect data from our current two devices on River Plantation and get reports from the officers.

- **OLD BUSINESS:**

- **NEW BUSINESS:**

IX. Meeting Adjournment

Having no further business to discuss Elliott Tuttle made the motion to adjourn and it was seconded by Liz Jones; the meeting was adjourned at 7:57 PM by President Kathy Lahaye.

The next meeting will be held on Tuesday March 17, 2026, at 6:00 PM at Onion Creek Club.

Recording Secretary-Jane Redding

Approved: Lori Steiner, May 19, 2026

Lori Steiner, Secretary

EXECUTIVE SESSION

- Lori Steiner made a motion to go into an Executive Session, Elliott Tuttle seconded the motion.

The board then went into executive session.

Results of executive session:

BOD officers nominated and voted in: Kathy Lahaye/President, Dagoverto Zavala/Vice President, Lori Steiner/Secretary-Treasurer

Agreed to allow sponsors for Easter Egg Hunt

Consideration to hire Travis County Constables to provide law enforcement services to Onion Creek