



**OCHOA Board of Directors Meeting
September 15, 2026 Minutes**

Board Members Present: President Kathy Lahaye; Vice President Dick Perrone; Treasurer Lori Steiner; Carolyn Dyer, Traffic; Judy Carter, Government; Tammy Brown, Newsletter; Jessica Zylker, Rules; Nydia Castellanos, Security; Elliott Tuttle-Yarbrough, Infrastructure.

Board Members Absent: Brad Glendenning, Website; LisaMarie Vukel, Social Media

Staff Present: Nancy Neuse & Jane Redding – Office Staff

- I. **Call to Order:** The regular monthly meeting of the Onion Creek Homeowners Association was held Tuesday September 15 at 6:00 PM at the Onion Creek Club. The meeting was called to order by President Kathy Lahaye at 6:07 PM, at which time she welcomed our visitors.

Residents Attending: Jamie and James Strelec, Scott MacKenszie, Ken Steiner, Michele and Fred Blood, Myra Buttacavoli, Andrew Brown, ACC Chair

- II. **Consent Agenda:**

Exhibit A consisted of minutes from the August 18, 2026 board meeting, as well as the Financial Report, the Office Report and Committee Reports from Traffic Control, Landscape, Newsletter, Branding and an update on the Memorial Tree Planting Event to be held November 7.

Lori Steiner moved to approve the Consent Agenda as presented and Elliott Tuttle-Yarbrough seconded. The motion passed.

- III. **Discussion Items**

National Night Out - In LisaMarie Vukel's absence Nancy Neuse provided a brief report about upcoming plans for National Night Out, to be held October 6. It was decided that we would attempt to engage emergency responders, realizing that at this late date we might be unsuccessful in doing so. Kathy has an email address and a phone number for AFD to request a visit from a representative. An email blast will be sent on September 17 asking for neighbors willing to host a gathering at their home. LisaMarie is in discussion with Cabo Bob's regarding catering for the event. Details will follow.

HOALife - Jessica Zylker said inspectors are needed to assist in covering the neighborhood. The work is not difficult but time consuming. There is a lot of the HOALife Portal that is not being utilized; there are many user-friendly tutorials available online. It

would be most helpful for board members and office staff to log the information into HOALife instead of forwarding an email to Jessica to populate the report.

Jessica confirmed that she is sending emails to violators through HOALife. There is some fine tuning to be done with HOALife in order to better utilize the service for fining violators.

ACC - Andrew Brown, Chair of the ACC, reported that going forward he will be using the HOALife software to handle all the ACC modification requests and because this is automated it should relieve some hands on work in the office. Activity is fairly consistent on a regular basis – 2-3 mod requests a week; simple - windows, paint colors, fences. Kathy clarified that the log that the office has been maintaining of ACC mod requests will no longer be necessary. There are still a few rough edges due to the fact that there is an ACC request form on the website as well as on HOALife. We will need Brad to link the ACC requests from the website to the HOALife.

Andrew reported that a new 3,000 sq ft home is in the preliminary planning stages on Golf Cove. He has been in touch with both a representative from the builder and the owner. The City will control the permitting of the build, but if there is something inconsistent with how Onion Creek is architected ACC will address that prior to the build.

Security - Nydia Castellanos, chair of the Security committee, intends to send out a neighborhood-wide survey, requesting input from all residents to determine residents want and expect in the way of security coverage.. She previously sent a preliminary survey through FaceBook but the board determined that a survey should go out via WIX, to each residence, to determine the overall desires of the neighborhood. It was determined that Nydia would create a survey to be sent to all residents with results to be tabulated and analyzed in order to provide a report at the October 20, 2026 board meeting that will assist in decision making.

Dick Perrone, who has been working with Nydia, Enforce and the Travis County Constables, indicated that Enforce Security agreed to go on a month-to-month basis at the end of August 2026 when the current contract culminated, until a decision can be made by the board on a security company, assuming this decision did not linger into the new year. The only caveat is if Enforce were contracted by another client and the vehicle currently being used in Onion Creek were needed to fulfill that commitment, Enforce would provide OCHOA with 30 days notice and terminate the relationship going forward.

Aida Munoz, a resident in Legends Way, spoke indicating she, and others would be willing to pay an increased annual assessment in order to secure 24/7 security coverage for the neighborhood. Discussion followed regarding whether a compromise can be reached wherein Onion Creek employs both a security team for security and the constables for speed mitigation during defined hours of the day.

Much discussion ensued with the bottom line being that Nydia would craft a survey to be sent to the entire neighborhood and report results in October.

Fall Memorial Tree Planting Event Update – November 7 8am

Tammy Brown reported that she had received 7 orders for trees and will be providing Josh Mann with the information so the trees can be ordered. Residents are still encouraged to donate mulch and time to assist with this event.

IV. New Business

Tammy Brown discussed the fact that many of our communications are not getting to all residents and asked that this issue be addressed. We have 1400 rooftops, show 1435 subscribed users in WIX, and yet when we send email out it typically only goes to 1348 subscribers, and the open rate varies from 50-75% on average. Some of this is due to residents not opening their email communications, some due to incorrect email addresses. Tammy asked the board to consider hiring a consultant to investigate and resolve this issue. The motion was made by Tammy to hire a consultant to fix email issues and seconded by Nydia.

**Motion made by Jessica Zylker to adjourn the board meeting at 7:38 pm,
seconded by Judy Carter.**

Next monthly meeting to be held on October 20, 2026 at 6 pm at the Onion Creek Country Club.

Recording secretary: Nancy Neuse

Approved: Lori Steiner October 20, 2026
Lori Steiner, Secretary-Treasurer