



**Onion Creek Homeowners Association
May 19, 2026 Minutes
Board of Directors Meeting
Onion Creek Club**

Voting Board Members Present: President Kathy Lahaye, Vice President Dick Perrone, Secretary/Treasurer Lori Steiner, Carolyn Dyer, Traffic; Judy Carter, Government; Elliott Tuttle-Yarborough, Infrastructure; Liz Jones, Events/Social Media; Tammy Brown, Newsletter; Jessica Zylker, Rules; Carolina Talley, Website; Nydia Castellanos, Security

Board Members Absent:

Staff Present:

Nancy Neuse

Guests Present:

Cathy Miller; Josh Trevino; Flo Mathison; Christie Nolin; Rodrigo Rodriguez; Jeremy McHaney; Vanessa Wilson; Lydia Jagger; Nancy Rodriguez; and Sgt. Lawrence Edwards, Travis County Constables Office, Pct. 4.

- I. **Call to Order:** President Kathy Lahaye called the meeting to order at 6:04 PM and established that a quorum of the board was present. She welcomed our guests.

- II. **Introduction of Guest and Presentation:**

Matt Tjelmeland of Watkins Insurance made a short presentation about the insurance policies maintained by OCHOA. Upon questions from the board Matt indicated he would look further into the Commercial Liability Policy as it pertains to the various sub HOAs within OCHOA and the commercial strip center at the front of the neighborhood as there may be some misunderstanding about the coverage. Documentation of the Watkins coverage is attached to these minutes.

- III. **Consent Agenda:**

Consent agenda consisted of minutes from February 17, 2026, March 5, 2026, March 17, 2026, March 21, 2026 and April 21, 2026 as well as the Financial Report, Office Report and Committee Reports from Development & Infrastructure, Traffic Control, Government Affairs, Landscape/Parks, and Website.

MOTION: Lori Steiner moved to remove the March 17, 2026 minutes from the Consent Agenda. Elliott Tuttle-Yarborough seconded the motion and it carried.

MOTION: Lori Steiner moved to approve the Consent Agenda as presented *minus* the March 17, 2026 minutes; Dick Perrone seconded. The motion passed.

IV. Dynamic Discussion: Presentations and Feedback

Newsletter Committee – Tammy Brown

- Tammy recommended the HOA sell ad space in the OCHOA newsletter. Kathy Lahaye recommended she speak with Cathy Miller who previously was the newsletter editor.
- A Branding Committee has been created and is working on a branding package to be presented at the June board meeting.

Website Committee – Carolina Talley

- Carolina reported on her vision of the landing page and the accessibility of HOALife from the webpage.

Social Media/Events Committee – Liz Jones

- Liz reported seeking sponsors for the 4th of July parade and celebration at Sullivan Park. The flyover will cost approximately \$1500 this year.

Motion: Tammy Brown moved to approve the flyover and pay for it with memorial donations from residents with the balance to come from the Events budget. Carolina Talley seconds. Motion carried.

- **Discussion:** Kathy Lahaye voiced concern over soliciting donations. Discussion followed with several board members offering to make a monetary donation toward the flyover costs, as well as a resident that was attending. The end result was a motion to move forward with the flyover.
- Tammy Brown withdrew her original motion and instead made the following motion.

Motion: Tammy Brown moved to fund flyover with donations and the balance from the HOA budget. Seconded by Elliott Tuttle-Yarborough. Motion carried.

Treasurer Update – Lori Steiner

- Lori updated the board on the progress made to code the payment processing software to capture a credit card user fee.

V. Discussion Items

STRs and CCRs – Jessica Zylker

- Jessica noted our current bylaws do not prevent Short Term Rentals (STR) particularly in the older part of the neighborhood. There are currently several STRs permitted by the City of Austin within Onion Creek.
- The committee is continuing to seek volunteers to assist with HOALife.
- No Action Taken

Tree Planting – Tammy Brown

- Tammy discussed her desire to plant additional trees in the neighborhood
- It was noted there is no water for irrigation in the park areas
- No Action Taken

- **OLD BUSINESS**

- Procedure was for board members being reimbursed for making purchases for the HOA with their own funds:
- Does the board need to approve purchases for the HOA that are made within committee budgets are do they need to set a limit of anything over a certain amount requires approval from the board even if is within that committee's budget.
- Dago Zavala asked the treasurer generate a form for reimbursement expenditures.
- Nydia Castellanos suggested better transparency concerning expenditures whether they are within committee budgets or not.
- Lori moved to authorize Pixellighthouse to do the necessary coding work to the website to allow recovery of the 2.9% convenience fee that all credit card vendors are now collecting. This discussion was begun last month but not voted on. Lori made the motion and Dick seconded. Motion passed and Pixellighthouse will be notified.

Kathy Lahaye motioned we table further discussion items until the next meeting as it was getting late. Elliott seconded the motion, the board voted unanimously in favor.

- **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 8:46 PM by President Kathy Lahaye.
- **The next meeting will be held on Tuesday April 21, 2026, at 6:00 PM at Onion Creek Club.**
- **Recording Secretary-Jane Redding**

- **Approved:** Lori Steiner, June 16, 2026
Lori Steiner, Secretary