

DRAFT

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC
ANNUAL MEETING OF THE MEMBERS

DATE: February 15, 2017

TIME: 7:00PM

Location: CMHOA Clubhouse, 6007 Mt. Bonnell Rd., Austin, TX 78731

1. CALL TO ORDER: 7:12PM. Present at the meeting:

Directors: Bryan Harter (presiding), Marc Dully, Richard Schley, Ken Nirenberg, Doug Powell; Manager Jesse Chargualaf; 155 members physically or by proxy (total signing in 34, including board members). The number of home owners required for a quorum was 143.

2. APPROVAL of 2016 MINUTES OF THE ANNUAL MEETING: The minutes of the February 17, 2016 meeting were approved without corrections.

3. COMMITTEE REPORTS:

a. Communications Committee: The chair, Bryan Harter, advised the members that the monthly newsletter, published by PEEL publications has been discontinued and will be replaced by an electronic version posted to the neighborhood's web site. Bryan also encouraged members to use "Next Door" and Facebook for the most current neighborhood news.

b. Environmental Committee: The Chair, Angela Clark, submitted a report showing 44 proposals processed, up from 38 in 2015. The report also outlined the the scope of work, listed the members of the committee, the process, meeting dates and a brief discussion of solar panel installations.

c. Reserve Committee: The Chair, Richard Schley, reported that the reserve funds totaled approximately \$210,000.00 and were considered adequate to meet needs for 2017 without an increase in annual dues. Several members questioned why the reserve funds were not kept in a separate bank account much like an escrow account. It was pointed out by treasurer Ken Nuremberg that the funds were accounted for separately but commingled in the bank account(s). Reference was also made to the recent CPA Certified audit of the association books. A recommendation from the floor to establish a separate bank account for the

reserve funds was made. After discussion a show of hands of those requesting to have the board consider establishing such an account was made. A majority of those present signaled in the affirmative.

d. **Social/Activities Committee:** The Chair, Charlene Casillas, provided a report detailing activities proposed for 2017 and a review of 2016 events.

e. **Welcoming Committee:** Lisa Castillo and Faye Van Haren and the other members of the committee greeted 13 new residents and their families to our neighborhood in 2016.

f. **General Discussions from the floor:**

1. A question was raised concerning making tree trimmings available to the neighborhood for firewood. Although the idea was considered admirable no location to store the cut limbs is available.

2. Dick Oppenheimer, long time neighborhood resident, past CMHOA president, and past owner of numerous radio stations, railed against the current landscaping contractor and the board for lack of adequate supervision of said contractor. It appears that the crew trimmed a sage bush without consulting Dick's dog in advance and the dog has lost his favorite place to piss. Said bush was the subject of several complaints from neighbors that it blocked visibility of on coming traffic at the intersection and posed a safety hazard. Dick cited numerous other deficiencies in the contractor's performance and made it clear for all present that if he were in charge we would have a better landscape contractor at a cheaper price. **Make Cat Mountain Villas Great Again!**

3. Several residents of Jessamine Hollow expressed concern over actions of one of the neighbors on the street. Bryan Harter advised them that the Annual Meeting was not the best forum for this discussion and requested that he and other board members meet with the residents after the Annual Meeting adjourned.

4. **PRESIDENT'S REPORT:** Bryan Harter, the President, discussed several of the more significant actions taken by the Board in 2016. Among these were:

a. Seal coating several streets and significant repairs done to the neighborhood's rock walls.

b. Pending issues included reimbursement for the tree removed from the common area.

c. Concerns about proposed state legislation that would override the city's and the HOA's ability to regulate short term rentals (STR); provide protection of Heritage trees; and to regulate ride sharing companies.

d. A brief discussion was also held on a proposed PUD that borders our neighborhood south of RM 2222. The board will gather more information on the proposed PUD and keep the neighborhood informed.

e. Preliminary ideas for updates to the clubhouse were presented.
Projects for 2017

- a. Upgrades for the CMHOA clubhouse.
- b. Upgrades to the existing landscaping.
- c. Replace one of two HVAC units for the clubhouse, continuing to find ways to improve the electric system efficiency.
- d. Additional research into the method the city uses to calculate impervious cover with the goal of reducing our drainage fees.

Major Neighborhood Concerns:

- a. Crime
 - b. Barking Dogs
 - c. Conflicts with other neighbors
 - d. Lack of e-mail and phone numbers to facilitate communication from the CMHOA to the neighborhood.
 - e. Pending State Legislation - SB451 and others limiting local control.
5. **FINANCIAL REPORT:** Ken Nirenberg, the Treasurer, presented the financial report. Several questions arose concerning the number of bank accounts and the rationalization for 5 separate accounts. A discussion of capital expenditures for 2016 and proposed expenditures was held. The financial report was approved without corrections.
6. **ELECTION OF DIRECTORS:** The President announced that two positions were up for election and that the current board members, Marc Dully and Ken Nirenberg had submitted their names for re-election. No other nominations were received nor put forth from the floor. Bryan Harter, the election judge, indicated that sufficient votes by proxy and the members in attendance had been received. Marc Dully and Ken Nuremberg were re-elected by acclamation.
7. **ADJOURNMENT:** The meeting was adjourned at 8:41PM.