

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Date: June 20, 2005

Time: 7:00p

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

1. CALL TO ORDER: 7:00p. Directors present at the meeting were Mr. Browder, Mr. Grant, Mr. Joseph, Mr. Kline, and Mr. Oppenheimer. Mr. Chargualaf also was present.

Others attending the meeting were Mr. and Ms. Adkins, Mr. and Mrs. Thomas-Clarke, Mr. Otto, Mr. Prestwood, Mr. Thomas, and Mr. Wolfe.

2. MEMBER FORUM: Mr. Oppenheimer asked if members in attendance had any issues or questions that they would like the Board to consider. None of the members in attendance had any issues or questions.
3. APPROVAL OF MINUTES: Draft minutes for review, correction, and approval.
 - a. Reviewed and corrected 5/09/05 minutes of Board of Directors Meeting. Mr. Grant moved to approve, seconded by Mr. Kline, motion passed unanimously.
 - b. Reviewed and corrected 5/27/05 minutes of Board of Directors Special Meeting. Mr. Grant moved to approve, seconded by Mr. Kline, motion passed unanimously.
4. FINANCIAL REPORT: Discussion of Association's financial activities and status.
 - a. Mr. Grant asked about several entries in the ledger; namely, depreciation items, insurance, and general building and repairs. Mr. Grant requested that the Manager review these entries with the bookkeeper to ensure that they are accurate.
 - b. Mr. Oppenheimer briefly discussed the status of the committee that is reviewing the existing Association policy for collecting accounts. The committee's findings and recommendations are to be reported to the Board in 60 days (i.e., 7/9/05).
5. MANAGER'S REPORT: Discussion of Association projects, incidents, and owner complaints.
 - a. The Board discussed replacement of the irrigation equipment at the northern boundary of Mt. Villa Drive. Mr. Kline asked about the system and the costs/benefits of changing some components. The Manager will provide a cost estimate for replacing this equipment.
 - b. The Manager received a complaint from owner of 6028 Mt. Bonnell Cove about noise from clubhouse air-conditioning units. The owner also requested that the Association plant several trees to replace Spanish oaks that screened house from clubhouse and swimming pool areas. The Manager presented an estimate from Tru-Green for several types of shrubbery and trees. The Board discussed the issue and decided not to pursue planting of foliage.

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- c. The Manager presented several bids for steam cleaning the clubhouse carpet. Mr. Browder moved to accept the bid for Steam Team. The motion was seconded by Mr. Oppenheimer and it passed unanimously.

6. OLD BUSINESS

- a. Playground Fencing: The Manager presented additional bids and Mr. Oppenheimer moved to check references for South Austin Fence Company. The motion was seconded by Mr. Grant and it passed unanimously.
- b. Removal of Tree Limbs/Cedar Tree: The Manager provided an \$850 estimate to remove limbs from tree in common area that is encroaching 4504 Knapp Hollow property. The Board briefly discussed the estimate and agreed that it was too expensive. The Manager agreed to remove the limbs himself. Also, the owner of 4504 Knapp Hollow did not agree to share cost of removing the cedar tree in the common area adjacent to the property.
- c. City Code/Electric Fence - 4804 Fern Hollow: Mr. Joseph summarized the information that he obtained from the City of Austin regarding the electric fence around perimeter of 4804 Fern Hollow property. The City has inspected the fence and determined that it does not violate the electrical code used by the City. Mr. Joseph was referred to a code enforcement officer with the City and he will summarize any discussion with the officer at the next Board meeting.
- d. Beautification and Maintenance of common areas – Tru-Green Estimate and Policies of Other Associations: The Board discussed performing maintenance on the common areas designated as natural by removing dead brush, debris, and trash. The Manager indicated that there was a large pile of brush near Mt. Villa Cove that should be removed. Mr. Grant suggested that owners could share maintenance costs. Mr. Kline proposed creating a long-term plan for periodically conducting maintenance on areas designated as natural, and budgeting for this expense over time. Mr. Oppenheimer proposed getting an estimate for all common areas and will work with the Manager to do so.

7. COMMITTEE REPORTS: Status of committee activities

- a. Environmental Control Committee: Mr. Kline stated that the Chair of the ECC should have ECC experience. Mr. Oppenheimer summarized his attempts to find a Chair for the ECC and indicated that he didn't think that experience was required to be a committee member. Mr. Oppenheimer also shared two written references with Board members regarding the appointment of committee members, and indicated that the Board needs to appoint members very soon so that the ECC is functional. Mr. Grant suggested that the ECC should elect a Chair in the near future. Mr. Oppenheimer asked Mr. Adkins if he would consider becoming an ECC member. Mr. Adkins agreed to do so and Mr. Joseph nominated him for the ECC. Mr. Browder seconded the motion and it passed unanimously.
- b. Communications Committee: Mr. Joseph gave a demonstration of the Association's new website, which is nearing completion. Mr. Joseph also gave a preview of the Association's new quarterly newsletter. Finally, Mr. Joseph reported that he and Ms. Prestwood have completed revisions to the Member survey. He will ask the Board to review and provide comments on the revised survey by 7/1/05.
- c. Social/Activities Committee: The committee is planning a wine-tasting event that will be held in the summer.
- d. Welcome Committee: Mr. Joseph reported that Mr. Reitz and Ms. Maca have agreed to serve on the Welcome Committee. Mr. Grant moved to nominate

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Mr. Reitz and Ms. Maca for the committee. Mr. Kline seconded the motion, and it passed unanimously. The committee will have their first meeting on 6/22/05 at 5:30p in the clubhouse.

- e. CCR Review Committee: Mr. Otto has asked two members to serve on the committee and he is awaiting their response.

8. NEW BUSINESS

- a. Neighbor Complaints – 4605 & 4607 Lime Stone Circle: Mr. Oppenheimer summarized the ECC approval for the Warners to build a fence on their lot adjacent to the Thomas-Clarke's lot. Mr. Thomas-Clarke reiterated that the approval included restrictions for height and length, and that, in his opinion, the Warner's fence exceeded these restrictions. The Thomas-Clarks stated that they thought the fence would extend along the front of their property and obstruct their view. The Manager provided pictures with measurements to illustrate fence height and length. Mr. Grant indicated that the Association generally hasn't approved fences in the front of lots. The Thomas-Clarks stated that they were willing to discuss fence height, but not fence length with the Warners. The Thomas-Clarks also want to recover their side of the double-sided fence, which was removed when the Warners began construction of the fence. Mr. Kline suggested that the Warners should stop erecting the fence until an agreement on fence height was made with the Thomas-Clarks. Mr. Oppenheimer asked the Thomas-Clarks what could be done to resolve the longstanding issues between them and the Warners. Mr. Thomas-Clarke explained that communication was important to prevent one party from acting unilaterally without consent from the other party. Mr. Kline suggested that it would be prudent for both sides to communicate more frequently about planned improvements. Mr. Browder felt there was little the Board could do except enforce the rules. The Board discussed the issue further and Mr. Oppenheimer motioned that the Warners' fence is authorized only to the extent that its construction adheres to previous ECC approvals, that construction must be halted immediately if it does not adhere to previous ECC approvals, that the Warners contact the Thomas-Clarks to negotiate if the fence construction differs from previous ECC approvals, and that the Warners submit a new design if the fence construction differs from ECC approvals. Mr. Browder seconded the motion and it passed unanimously. Mr. Oppenheimer offered himself as an intermediary and will set up a meeting for the Thomas-Clarks and the Warners to discuss their issues.
- b. Association Fees – Mr. Oppenheimer asked about fees that the Association charges when owners buy and sell their homes. Mr. Grant indicated that the Association has a right to charge such fees based on existing statutes. Mr. Oppenheimer suggested that homeowners be informed of such fees by including them in new owner packets and in other Association communications (e.g., newsletter, website, etc).

9. NEXT MEETING: July 11, 2005, 7:00p at the clubhouse.

10. ADJOURNMENT: Motion by Oppenheimer, seconded by Browder, motion passed unanimously. Meeting adjourned at 9:15p.

Minutes submitted by the Board of Directors' Secretary, Kurt Joseph.

THESE MINUTES HAVE BEEN APPROVED BY THE BOARD OF DIRECTORS.