

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Date: September 06, 2005

Time: 7:00p

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

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

Others attending the meeting were Mr. Adkins, Mr. Harrison, Mr. Otto, and Mr. Thomas.

2. MEMBER FORUM: No issues or questions were presented by members. Mr. Oppenheimer thanked Mr. Joseph for planning the Wine-tasting Event for members.
3. APPROVAL OF MINUTES: Draft minutes for review, correction, and approval.
 - a. Reviewed and corrected 8/01/05 minutes of Board of Directors Meeting. Mr. Grant moved to approve, seconded by Mr. Joseph, motion passed unanimously.
4. FINANCIAL REPORT: Discussion of Association's financial activities and status.
 - a. Reserve Fund CD: Mr. Oppenheimer indicated that the Reserve Fund was increased from \$80K to \$100K and deposited in a one-year CD with Corus Bank. The rate is 4.40% and the APY is 4.47%. Mr. Kline moved to accept the financial report. The motion was seconded by Mr. Grant and it passed unanimously.
 - b. 30-60-90 Day Report: Mr. Oppenheimer requested that the existing Association collection report be reformatted into a 30-60-90 day format.
5. MANAGER'S REPORT: Discussion of Association projects, incidents, and owner issues.
 - a. Mr. Grant inquired about removal of dead brush in the Common Area near Mountain Villa Cove and Twin Valley Circle. The Manager indicated that the Armadillo Hauling cleared one-third of the brush and couldn't remove the rest because of a landfill limitation. The Manager bundled the rest of the brush and it was removed by the City of Austin during regular trash pickup.
 - b. The Board briefly discussed a member's concern about the number of deer in the Association property. Mr. Grant suggested posting a deer policy on the Association website so members are aware of the Association's previous discussions about attempting to control the deer population.
6. OLD BUSINESS:
 - a. Review of Dues Collection Policy: Mr. Otto presented a policy proposal that was based on Mr. Oppenheimer's original proposal and Mr. Grant's recommendations. Mr. Kline asked about collection costs and Mr. Grant noted that members would pay these costs per the policy proposed by Mr. Otto. Mr. Oppenheimer summarized his suggested revisions to Mr. Otto's proposal. Mr. Oppenheimer also indicated that Mr. Joseph also had submitted revisions and

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asked the other Board members to review the policy and submit any proposed changes so the policy can be finalized at the next meeting.

- b. Lighting for Clubhouse Sign: The Manager reported that this project is in progress and that he will tap an outlet to run power to the sign. Mr. Oppenheimer asked about the "No Solicitation" signs for the Association entry signs and the Manager advised that he will get an estimate for these signs.

7. COMMITTEE REPORTS: Status of committee activities

- a. Environmental Control Committee: Mr. Harrison reported that three improvement plans were reviewed. The re-roofing plan for 4702 Goldflower Hollow was approved. The re-roofing plan for 6002 Mount Bonnell Road includes the use of metal material and the owner has been asked to provide a sample so the committee can inspect to preclude possible problems with glare. The plan by the owner of 6000 Twin Valley to reconfigure railroad ties along a drainage ditch near the common area was approved.

Mr. Oppenheimer inquired about consistency in enforcement of architectural guidelines and restrictions. Mr. Adkins noted that the ECC would have to actively police the Association lots to ensure consistency, and he asked for guidance from the Board of Directors. Mr. Oppenheimer stated that the Association should consistently enforce architectural guidelines and restrictions. Mr. Joseph suggested that it is the Association's obligation to first inform owners and then enforce guidelines and restrictions. He also suggested that the Association could do a better job of informing owners by using the newsletter, website and the Welcome Committee as tools for communicating with owners. Mr. Grant stated that past policy and enforcement has been consistent and fair.

- b. Communications Committee: Mr. Joseph announced that the website had 250+ visitors during its first month of service. These visitors viewed 1200+ pages of information. Mr. Joseph also provided an update on the 2005 Member Survey. Thus far, about 60 members have completed the survey. A postcard will be sent in the next week to remind members to complete the survey by Sep 20th for a chance to win a \$100 gift certificate from Siena Restaurant.
- c. Social/Activities Committee: Mr. Grant moved to approve \$511.71 for food and supplies for the wine-tasting event. Mr. Oppenheimer seconded the motion and it was approved unanimously. The event was held on Aug 21st and it was attended by 93 members. Many nice compliments were received and Mr. Joseph thanked several members from various committees for their help, including Mr. Adkins, Ms. Belmont, Ms. Maca, Mr. Harrison, Mr. Huth, Mr. Reitz, and Ms. Warner. The Board is very appreciative of the generous contribution made by Mr. and Mrs. Jabour. Finally, special thanks go to Mr. Browder, who provided live music during the event. The Social/Activities Committee is considering a member event during the holiday season.
- d. Welcome Committee: The committee did not meet in the past month, but will do so in the coming weeks.
- e. CCR Review Committee: Mr. Otto indicated that he had received some input from Board members regarding revisions to the By-laws. He asked those who haven't provided input to do so soon. He discussed having a meeting to discuss input and revisions to the by-laws. The Board agreed that this would be a good idea and Mr. Otto will schedule after he has received all input.

8. NEW BUSINESS: None

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9. NEXT MEETING: October 10, 2005, 7:00p at the clubhouse.
10. ADJOURNMENT: Motion by Joseph, seconded by Grant, motion passed unanimously. Meeting adjourned at 8:01p.

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

THESE MINUTES HAVE BEEN APPROVED BY THE BOARD OF DIRECTORS.