

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Date: December 14, 2005

Time: 7:00p

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

1. CALL TO ORDER: 7:03p. Present at the meeting were Mr. Grant, Mr. Joseph, Mr. Oppenheimer, and Mr. Chargualaf. Mr. Kline and Mr. Browder were not present.

Others attending the meeting were Mr. Adkins and Mr. Harrison.
2. MEMBER FORUM: No issues or questions were presented by members.
3. APPROVAL OF MINUTES: Draft minutes for review, correction, and approval.
 - a. Reviewed 11/14/05 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. Mr. Oppenheimer inquired about several line items in the ledger and the Manager will verify these with the bookkeeper. Mr. Oppenheimer noted that the Association balance sheet should include a line item labeled "Reserve Fund". Mr. Grant moved to change the line item "Corus Bank – CD" to "Reserve Fund" to make the amount in the Reserve Fund more obvious to anyone that might be reviewing the financial status of the Association (e.g., prospective buyers). Mr. Joseph seconded the motion and it passed unanimously. Mr. Grant briefly discussed a past assessment of maintenance projects prepared in the mid-1990's and that the work identified in that assessment was completed in 2004. Mr. Oppenheimer stated that he would prepare a draft of the 2006 Association budget and present it for an initial review at the January Board meeting.
5. MANAGER'S REPORT: Discussion of Association projects, incidents, and owner issues.
 - a. The Manager reported that two dead deer were discovered on Association property and would be removed by the City. The Manager noted that one of these deer had been shot and beheaded. Association members are encouraged to report any information regarding this incident to the Manager.
 - b. Mr. Oppenheimer reported that he is working with the owners of a Westslope Drive property to have an Association entrance sign erected on their property.
 - c. The Manager referred an owner request involving architectural style of a mailbox to the ECC. The ECC will review the information associated with this request and contact the owner and other affected parties.
 - d. The Manager reported an owner complaint about noise and party duration at a renter-occupied house. The Manager will contact the owner and ask that the renter be reminded of Association rules.
 - e. Mr. Oppenheimer briefly described the status of the landscaping contract and that the Association is seeking bids for a 2006 contract. Mr. Oppenheimer and the Manager will coordinate this process and provide information to the Board so a decision can be made.

- f. Mr. Joseph asked the Board to consider replacing the pool signs with more durable and vandalism-resistant materials. Mr. Joseph will work with the Manager to provide the Board with examples of materials and designs that are available and that meet City code requirements.
6. OLD BUSINESS:
 - a. 2006 Annual Meeting: The Board continued discussion on preparation for the 2006 Annual Meeting, which will be held on February 15th (third Wednesday in February) as required by the Association bylaws. Mr. Joseph reported that Mr. Curtis Johnson formally declared his intention to run for a Board position. Mr. Joseph will prepare drafts of the Annual Meeting agenda, letter to members, and ballots so that Board members can review these materials before the next Board meeting.
 7. COMMITTEE REPORTS: Status of committee activities
 - a. Environmental Control Committee: Mr. Harrison reported that the committee is discussing an owner's request for permanent access across Common Area to a Lot. The request is part of new-construction plan that seeks to preserve existing trees on the owner's Lot. The committee briefly discussed this plan with the Board.
 - b. Communications Committee: Mr. Joseph noted that traffic volumes on the web site were increasing steadily since its inception. From August to November, the number of unique visitors per month increased 52%. The Fall 2005 edition of the *CMHOA Newsletter* has generated several calls from businesses who are interested in advertising.
 - c. Social/Activities Committee: The Holiday Party, which was held on December 11th, was attended by 112 members. Mr. Oppenheimer received many favorable comments from members about the party. The Association thanks Twin Liquors and Macaroni Grill for sponsoring the event. Mr. Joseph asked the Board to approve expenses for the event. Mr. Grant moved to approve \$306.63 in expenses. Mr. Joseph seconded the motion, and it passed unanimously. The first CMHOA Holiday Food and Fund Drive also was a success. Approximately 170 food/miscellaneous items and \$80 were collected and delivered to the Capital Area Food Bank. Thanks to all members who made a donation to this cause. Your support is greatly appreciated!
 - d. Welcome Committee: No report.
 - e. CCR Review Committee: No report.
 8. NEW BUSINESS:
 - a. Clubhouse Cleaners: Mr. Oppenheimer briefly discussed an offer by a member to have their cleaning service help with preparing the clubhouse for rentals. Mr. Oppenheimer will contact the member to get more information.
 9. NEXT MEETING: January 9, 2005, 7:00p at the clubhouse.
 10. ADJOURNMENT: Motion by Mr. Grant, seconded by Mr. Joseph, motion passed unanimously. Meeting adjourned at 8:37p.

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

THESE MINUTES HAVE BEEN APPROVED BY THE BOARD OF DIRECTORS.