

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Date: January 09, 2006

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. Browder, Mr. Grant, Mr. Kline, Mr. Joseph, Mr. Oppenheimer, and Mr. Chargualaf.

Others attending the meeting were Mr. and Mrs. Adkins, Mr. Dully, Mr. Harrison, Ms. Jastram; and Mr. Cameron, Mr. King, and Mr. Bulla of 2222/CONA.
2. MEMBER FORUM: No issues or questions were presented by members.
3. APPROVAL OF MINUTES: Draft minutes for review, correction, and approval.
 - a. Reviewed 12/14/05 minutes of Board of Directors 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. Oppenheimer proposed eliminating the general ledger as it is redundant with other information provided in the financial records. Mr. Oppenheimer indicated that Mr. Evans is working with the Manager to complete the bookkeeping transition. Mr. Grant stated that the 2006 budget needs to be prepared and that an audit will need to be completed. Mr. Oppenheimer will prepare the 2006 budget and present to the Board at the February 06 meeting. Mr. Kline proposed that the Board should consider including the 2222/CONA membership fee in the 2006 budget.
5. MANAGER'S REPORT: Discussion of Association projects, incidents, and owner issues.
 - a. Mr. Oppenheimer discussed a letter that he was sending on behalf of the Association asking the owner of 5903 Balsam Hollow to resolve the tenant issues at this property. Mr. Grant motioned to have the letter reviewed by the Association attorney before it is sent and Mr. Browder seconded the motion. Mr. Oppenheimer voted against the motion; and, Mr. Browder, Mr. Grant, Mr. Joseph, and Mr. Kline voted for it. After review by the attorney, the letter will be sent and Mr. Oppenheimer will meet with the owner to provide any needed assistance from the Association.
6. OLD BUSINESS:
 - a. 2006 Annual Meeting: Mr. Joseph presented a draft of the Annual Meeting notice, ballots, and agenda to the Board. The Board discussed these materials and made changes to the ByLaws Amendments ballot. The materials will be distributed by Jan 15th.
 - b. Landscaping Contract: Mr. Oppenheimer introduced three (3) contract proposals from different landscaping service companies. The Board discussed the proposals and asked the Manager for reference information, which he provided. Mr. Joseph requested that the Association ask for more information about visit schedules, etc from Greater Texas Landscapes. Mr. Joseph moved

APPROVED COPY

- to allow Mr. Oppenheimer and the Manager to approve the contract proposal from Greater Texas Landscapes subject to their providing the additional information as requested. Mr. Grant seconded the motion and it passed unanimously.
7. COMMITTEE REPORTS: Status of committee activities
 - a. Environmental Control Committee: Mr. Harrison reported that the committee is continuing work on an owner's request for permanent access across Common Area to a Lot near Mountain Villa Circle. He also indicated that the committee is discussing several issues related to an improvement plan for 6109 Twin Ledge Drive.
 - b. Communications Committee: Mr. Joseph indicated that traffic volumes on the web site continue to increase monthly. The next edition of the *CMHOA Newsletter* will be published after the Annual Meeting in February.
 - c. Social/Activities Committee: No report.
 - d. Welcome Committee: No report.
 - e. CCR Review Committee: No report.
 8. NEW BUSINESS:
 - a. 2222/CONA Presentation: Mr. Cameron, President of the Bull Creek Foundation, provided an overview of his organization. They monitor and provide input on development along 2222 and 360 and they work by getting affected neighborhoods involved. Mr. King provided a description of the 2222/CONA organization, which is currently seeking non-profit status and soliciting neighborhood associations for membership. The organization works with other organizations, like the Bull Creek Foundation, to monitor and influence development plans along the 2222 corridor. Mr. King indicated that there are six development projects in need of immediate attention. Mr. Oppenheimer asked if other neighborhood associations were interested or had become members. Mr. King stated that several associations were interested. Mr. Kline asked about the cost of membership and if there were any key HOA's that needed to be involved. Mr. King said that the cost was \$20 per unit (for CMHOA, the cost would be approximately \$7K). Mr. King also said that all associations should be involved and that leadership roles would be determined based on which associations become members. Mr. Grant asked what the advantages of formalizing the 2222/CONA org. Mr. King suggested that resources (e.g., legal, funding, etc) could be combined to create a stronger coalition and improve access to key players. Mr. Oppenheimer thanked the 2222/CONA representatives for their presentation.
 9. NEXT MEETING: February 6, 2006, 7:00p at the clubhouse.
 10. ADJOURNMENT: Motion by Mr. Grant, seconded by Mr. Browder, motion passed unanimously. Meeting adjourned at 8:34p.

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

THESE MINUTES HAVE BEEN APPROVED BY THE BOARD OF DIRECTORS.