

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Date: February 06, 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. Joseph, Mr. Oppenheimer, and Mr. Chargualaf.

Others attending the meeting were Mr. Adkins, Mr. Dully, Mr. Harrison, and Ms. Jastram.
2. MEMBER FORUM: No issues or questions were presented by members.
3. APPROVAL OF MINUTES: Draft minutes for review, correction, and approval.
 - a. Reviewed 01/09/06 minutes of Board of Directors Meeting. Mr. Grant moved to approve, seconded by Mr. Browder, motion passed unanimously.
4. FINANCIAL REPORT: Discussion of Association's financial activities and status.
 - a. Mr. Oppenheimer introduced the 2006 budget. Mr. Grant requested that the budget be checked to verify that 2005 actual totals are included. Mr. Oppenheimer discussed the need to include expenses for bookkeeping services through March 2006. He also explained that the \$20K for capital improvements would be used to refurbish the clubhouse interior if the Board approved an acceptable project plan. Mr. Grant suggested moving newsletter advertising revenue down to the interest section because both are taxable. The Board discussed this and decided to leave advertising revenue in the revenue section. Mr. Grant moved to approve the 2006 budget with 2005 actual totals included. Mr. Joseph seconded the motion and it passed unanimously.
5. MANAGER'S REPORT: Discussion of Association projects, incidents, and owner issues.
 - a. The Manager summarized several issues with the QuickBooks accounting conversion. The database contained errors and a consultant has suggested redoing it. The Manager has started re-entering the data and he will provide updates as needed by the Board.
 - b. An owner requested that the Board look into new signs for Association entrances. The Board discussed this request and determined that new signs were not a high priority for 2006. The Board will include this request for consideration when developing its five-year plan this year.
 - c. The Manager discussed an owner's complaint regarding parked cars and a basketball goal on the street in Hood Hollow. The Board referred this issue to the ECC for review.
 - d. The Manager stated that Austin Police arrested two trespassers in the Clubhouse parking lot on the evening of Feb 5th.
6. OLD BUSINESS:

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- a. 2006 Annual Meeting: Mr. Joseph provided summary of the election totals to date. The Board discussed this information and decided to do a postcard mailing to remind members to turn in their proxies before Feb 15th if they are not planning to attend the Annual Meeting. The Board discussed Annual Meeting expenses. Mr. Grant moved to approve \$400 for the Annual Meeting. Mr. Joseph seconded the motion and it passed unanimously.
 - b. Landscaping Contract: Mr. Oppenheimer indicated that Greater Texas Landscapes, Inc (GTL) had provided more detailed information for their landscaping contract proposal. The Board and the Manager were satisfied with this information and a contract will be signed based on the Board's motion at last month's meeting to accept the GTL contract.
7. COMMITTEE REPORTS: Status of committee activities
 - a. Environmental Control Committee: Mr. Harrison reported that the committee continued work on consideration of the 6101 Mountain Villa Cove improvement plan. He also reported that the committee is considering an improvement plan for 6109 Twin Ledge Drive. The owner of this Lot will resubmit plans for the committee's consideration.
 - b. Communications Committee: Mr. Joseph indicated that Annual Meeting materials are available on the web site. Also, the next edition of the *CMHOA Newsletter* will be published in late February.
 - c. Social/Activities Committee: No report.
 - d. Welcome Committee: No report.
 - e. CCR Review Committee: No report.
8. NEW BUSINESS:
 - a. ANC Membership: The Board briefly discussed membership in the Austin Neighborhood Council. Mr. Grant moved to approve \$35 for membership in the ANC. Mr. Browder seconded the motion and it passed unanimously.
9. NEXT MEETING: March 23, 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.