

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

ANNUAL MEETING OF THE MEMBERSHIP

Date: February 15, 2006

Time: 7:00 pm

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

1. CALL TO ORDER: 7:00 pm. Present at the meeting were the Directors (Mr. Grant, Mr. Joseph, and Mr. Kline), the Manager (Mr. Chargualaf); 49 homeowners in actual attendance, and 87 homeowners attended by proxy. Director Mr. Browder was absent. The number of homeowners required for quorum was 118. Mr. Oppenheimer informed those attending that there was a quorum and he called the meeting to order.
2. APPROVAL OF 2006 ANNUAL MEETING MINUTES: Draft minutes for review, correction, and approval.
 - a. Reviewed 2006 Annual Meeting minutes. Mr. Castanzi moved to approve, seconded by Ms. Johnson, motion passed.
3. COMMITTEE REPORTS: Status of committee activities.
 - a. CCR Review Committee: Mr. Otto reported that the committee reviewed the CCR and by-laws, and provided the Board with a set of recommendations for updating the by-laws. The Board agreed with the committee's recommendations and the by-law changes are included on the 2006 ballot. Mr. Otto also reported that the committee can not recommend changes to the CCR until the 25-year period expires at the end of 2008.
 - b. Communications Committee: Mr. Joseph reported that the committee introduced the CMHOA Newsletter in August 2005. The newsletter will be published on a quarterly basis. The committee also introduced the CMHOA web site in August of 2005. The web site had 2,101 unique visitors and 7,216 page views since its inception. Mr. Joseph also summarized the 2005 Member Survey project. Ms. Cavanagh introduced the CMHOA weblog and answered questions from the audience.
 - c. Environmental Control Committee: Mr. Harrison provided a summary of the committee's work during the past year.
 - d. Social/Activities Committee: Mr. Joseph summarized the two CMHOA social events in 2005. These were the Wine Tasting Social in August and the Holiday Party in December. CMHOA also held a Holiday Food and Fund Drive, which donated 170+ food items and \$80 to the Capitol Area Food Bank. Mr. Joseph discussed the need for increased volunteerism by owners to expand the number and type of CMHOA social events.
4. PRESIDENT'S REPORT: remarks on 2005 from Mr. Oppenheimer
 - a. Mr. Oppenheimer provided a summary of 2005 and discussed accomplishments supporting four major goals. These goals were as follows:
 - i. Promote leadership, fairness, and equality of enforcement of the Association's CCR's and Bylaws
 - ii. Provide better, more open fiscal activities of the Association and its management.
 - iii. Build new and better communications among Association members.

DRAFT COPY

- iv. Foster a greater sense of community within the Association.
 - b. Member Comments: Several members thanked Mr. Oppenheimer and the Board for establishing a sense of community. A member asked about the 2004 Fire Committee recommendations and volunteered for the committee. Mr. Grant explained the outcome of the committee work. A member noted that many trees need trimming given the committee's recommendations. A member asked the Board to keep the neighborhood safe for children. Several members discussed speeding on Mt. Bonnell Road. Another member summarized her attempts to get TXDOT to install a Mt. Bonnell directional sign on 2222 that might reduce some traffic into the neighborhood.
5. FINANCIAL REPORT: Discussion of Association's financial activities and status.
 - a. Mr. Oppenheimer provided a summary of the 2005 financial statement and introduced the 2006 budget. Ms. Warner moved to approve the financial report and budget, seconded by Mr. Coffman, motion passed. Audience members had the following questions/comments:
 - i. An owner discussed keeping the Reserve Fund at or above \$100K.
 - ii. An owner asked about retaining walls and Mr. Grant explained the cost of such walls.
 - iii. An owner asked about the depreciation of capital assets
 - iv. An owner asked about getting the city to assume ownership of the CMHOA-owned streets. Mr. Briney noted that the CMHOA streets aren't up to code, and that the city doesn't want the expenses associated with these roads.
6. VOLUNTEER AWARDS: Presentation of awards to outgoing Board members and volunteers
 - a. Mr. Oppenheimer presented the President's Award to the following key volunteers: David Jabour, Sylvia Jabour, Jack Otto, Donna Prestwood, John Harrison, Laine Jastram, Steve Reitz, Robin Maca, Howard Adkins, Anne Adkins, and Diane Librach.
7. BY-LAWS AMENDMENTS: Results of By-law amendment voting.
 - a. Amendment 1 - 129 For, 2 Against; Amendment 2 - 129 For, 2 Against; Amendment 3 - 130 For, 1 Against; Amendment 4 - 128 For, 3 Against; Amendment 5 - 128 For, 3 Against; Amendment 6 - 128 For, 3 Against; Amendment 7 - 130 For, 1 Against; Amendment 8 - 127 For, 4 Against; Amendment 9 - 128 For, 3 Against; Amendment 10 - 122 For, 6 Against
All of the By-Law amendments approved.
8. ELECTION OF DIRECTORS: Results of election for Directors.
 - a. The vote tallies were as follows: Howard Adkins (111), Laine Jastram (102), and Curtis Johnson (90), and Margie Johnson (61). Mr. Adkins, Ms. Jastram, and Ms. Johnson were elected for two-year terms.
9. ADJOURNMENT: Meeting adjourned at 8:35 pm.

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

THESE MINUTES MUST BE APPROVED BY THE CMHOA MEMBERS.