

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Date: March 23, 2006

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. Adkins, Ms. Jastram, Mr. Johnson, Mr. Joseph, Mr. Oppenheimer, and Mr. Chargualaf.

Others attending the meeting were Mr. Nirenberg, Ms. Cavanagh, and Mr. Thompson (William Gannon Agency)

2. MEMBER FORUM: No issues or questions were presented by members. Mr. Oppenheimer welcomed the new Board members.
3. APPROVAL OF MINUTES: Draft minutes for review, correction, and approval.
 - a. Reviewed 02/06/06 minutes of Board of Directors Meeting. Mr. Joseph moved to approve, seconded by Mr. Adkins, motion passed unanimously.
 - b. Reviewed 02/15/06 minutes of the Annual Meeting of the Board of Directors. Mr. Johnson moved to approve, seconded by Ms. Jastram, motion passed unanimously.
4. FINANCIAL REPORT: Discussion of Association's financial activities and status.
 - a. QuickBooks Conversion: the Board met in closed session to discuss the status of the conversion of financial records to QuickBooks. The Board will work with the Manager to confirm that all records have been set up in QuickBooks. In addition, the Board agreed to a three-month validation period during which QuickBook records will be compared with records that currently are kept at Georgetown Accounting. If the QuickBooks financial data are valid, the Association will discontinue the use of Georgetown Accounting. Finally, the Board will identify contract personnel qualified to do QuickBook data entry and validation in case this service is needed in the future.
5. MANAGER'S REPORT: Discussion of Association projects, incidents, and owner issues.
 - a. Mr. Oppenheimer discussed the past due report and noted an increase in the past due amount for the previous month. Mr. Joseph asked about month-to-month variance in this report and suggested gathering historical data for this report to provide a better understanding of variances. Also, Mr. Joseph noted that since the new collection policy was implemented in late 2005, there have been fewer accounts that are past due more than 90 days. He suggested that this may be evidence that the policy is working as intended. Mr. Oppenheimer and Mr. Johnson agreed to gather more data on the past due report and discuss at a later meeting.
 - b. The Manager discussed a bid for installing Bermuda grass sod in median at the corner of Mountain Villa Drive and Ledge Mountain Drive. Mr. Adkins asked for other bids. Ms. Jastram asked the Board to consider xeriscaping in Common Areas to reduce Association expenses over the long-term. The Board will include xeriscaping when it assembles a five-year plan this year.

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- c. The Board discussed a recurring complaint by a Westslope Drive owner. Several times the owner has asked a neighboring owner to maintain vegetation on the latter's lot. The neighboring owner has not complied. Mr. Oppenheimer and Mr. Johnson agreed to review these complaints and act on behalf of the Association to resolve this issue.
 - d. Mr. Oppenheimer asked about acquiring a bulk postage rate for the Association to reduce mailing costs. Mr. Adkins and Mr. Joseph agreed to provide information regarding a bulk rate.
6. OLD BUSINESS:
 - a. CMHOA Insurance: Mr. Oppenheimer introduced Mr. Thompson of William Gannon Agency. Mr. Gannon explained the Association's current policy, including liability and Directors' coverage. Mr. Johnson asked if a new appraisal of the Association's assets would be appropriate to protect owners from possible special assessments in the event that assets would have to be replaced. Mr. Johnson moved to have William Gannon Agency reappraise the Association's assets, Ms. Jastram seconded the motion, and it was approved unanimously. Mr. Adkins asked if the Manager's actions were covered under insurance and if the insurance coverage had been adjusted for inflation. Mr. Thompson explained that the Manager was covered and that the policy is not adjusted for inflation, but that this is typically not an issue in insurance. Mr. Johnson asked if financial audits were required for the Association's policy to be valid. Mr. Thompson explained that audits weren't necessary, but that the Association should have some type of periodic financial review in place to ensure financial integrity.
7. COMMITTEE REPORTS: Status of committee activities
 - a. Environmental Control Committee: No report. Mr. Joseph noted that within the past month, 35% of file requests from the web site were for the new ECC forms.
 - b. Communications Committee: Ms. Joseph introduced Ms. Cavanagh, who provided the Board with an excellent summary of the advantages and disadvantages of the new CMHOA blog. Mr. Joseph noted that 10% of external referrals to the CMHOA web site were a direct result of the new blog. Mr. Adkins and Mr. Oppenheimer voiced concerns about including a link to the blog on the CMHOA web site given that the former may be used in unintended ways. Mr. Johnson asked if information about reputable contractors, etc would be included in the blog. Ms. Cavanagh replied that these references could be included and that this would be one intended use of the blog. Ms. Jastram indicated that the blog could become a useful tool for building community. No actions were taken to integrate the blog into the CMHOA web site. The Board will discuss again at a later meeting. Mr. Joseph reported that 40% of the web site traffic in Feb came within two days before and after the Annual Meeting, and the first three days after the release of the Winter edition of the newsletter.
 - c. Social/Activities Committee: No report.
 - d. External Affairs: see Ms. Jastram's report, which is attached as an addendum.
8. NEW BUSINESS:
 - a. CMHOA Five-year Plan: The Board discussed the need for a five-year plan, and Mr. Adkins and Mr. Joseph agreed to develop a procedure and supporting materials for completing this plan. This comprehensive plan will take several months to complete.

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- b. Common Area Maintenance/Fire Risk: The Board briefly discussed Common Area maintenance and agreed that this should be included as part of the five-year plan. The recommendations for maintenance that were provided by the Fire Committee will be included in the plan. Mr. Joseph and Mr. Adkins will contact Mr. Spelman, chair of the Fire Committee, to get this information.
9. NEXT MEETING: April 17, 2006, 7:00p at the clubhouse.
10. ADJOURNMENT: Motion by Mr. Joseph, seconded by Mr. Adkins, motion passed unanimously. Meeting adjourned at 9:21p.

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

THESE MINUTES HAVE BEEN APPROVED BY THE BOARD OF DIRECTORS.

ADDENDUM: EXTERNAL AFFAIRS REPORT (prepared by Ms. Jastram)

From 2222 Coalition of Neighborhood Associations (2222 CONA)

TxDot's plan for 2222 is a 10-lane tolled highway, with some non-tolled lanes (service road types with traffic lights), and have apparently not yet apprised City Council of their plans. Therefore, this is not official.

Approximately six development projects have recently applied for various city permits (some site plans, some variances) along 2222 between 360 and 620 (all encroaching on sensitive watershed areas of Bull Creek, West Bull Creek and Edwards Aquifer Recharge), inundating the core 2222 CONA group. Volunteers are needed to help spread the workload. Contact Ed King, President, at kingsace2@aol.com to help.

- **Canyon Ridge** - (west of Jester Blvd) Total acreage: 141 acres. Land Use: 222,000 sq. ft. Office/Retail on 15 acres. Adjusted Vehicle Trips Per Day (VTD) 6,394. Hearing at ZAP Tuesday March 21st. Canyon Ridge is a 1991 PUD; Champion Partners, the developers, asked for approx 12 variances, most or all of which violate Hill Country Roadway Ordinance (HCRO) which preserved a zero-intensity corridor along 2222 to minimize condemnation costs whenever 2222 would have to be widened. ZAP granted the variances based on a Traffic Impact Analysis (TIA) done in 1991. There will be three full-service ingress/egress driveways onto 2222 and two onto Jester Blvd. Full service means left turns are allowed. There will be no new signals in this section of 2222. Also, ingress/egress will not be aligned with ingress/egress for Bell Mountain or Vaught Ranch development across the road. These new driveways could be a traffic hazard for this section of the road.
- **Rancho La Valencia** - (top of Tumbleweed Hill) Total acreage: 9.74 acres. Land Use: 89 Condo Units within 55 Buildings. This will be a long row of condos alongside 2222 and seems to be exempt from the Hill Country Roadway setback (the lot is too narrow). Owner/Developer, Tumbleweed Investment, has built an incursion into the Balcones Canyonland Preserve (BCCP). Dana Johnson, Assistant City Attorney writes, "The development caused habitat damage by encroachment of the building pads on the lots with structures, as well as spoils and debris, destruction of trees and vegetation along the property line and general interference with access. Approximately one acre of preserve land has been damaged."
- **Vaught Ranch** - (across the road from Canyon Ridge) Total Acreage: 90 acres. Land Use: 380 Condos or Apartments. Adjusted VTDs -- 2,554. Located near the Champion Tract 2, high-rise condos to be built outside the HCRO with views into the backyards of all the homes in Long Canyon. A million dollar bridge will be

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required to cross West Bull Creek, which has been okayed. Environmental Board Hearing (EB) April 5. Zoning and Planning (ZAP) hearing April 11.

- **Colina Vista** - Total Acreage: 33 acres. Land Use: Downsizing LO/GR to SF-6, 160 condominium units. Adjusted VTD's - 5,347 reduced to 957. Developer, Tim Jamal, working with 2222 CONA for a win-win situation for all.
- **Champion Tracts 1, 2, & 3** - (corner 360/2222) Total Acreage: 259 acres divided into 5 tracts. Land Use: Rezoning to GO/GR-MU with unlimited sq.ft., 820 foot height, no setbacks. Adjusted VTDs 11,000. See ** for details.
- **Champion Tract 4** - (360/2222) Total Acreage: 9 acres. Land Use: 53,810 sq ft retail and 3,000 sq ft convenience store. Adjusted VTD's - 3,311. See** for details.

** Champion Tracts request for phasing and extension of site plan expiration was approved by ZAP January 17. Rezoning for additional density and VTD's have not received a supermajority (required) vote from City Council in the 1st and 2nd readings on its rezoning plan. Would probably face same in 3rd reading. Therefore, the 3rd reading has stalled out (probably until after the City Council elections in May) although reasons have not been given to the public. The City Council mandated "negotiations" between 2222 CONA and the Champion sisters were cancelled by Mr. Whellan, the Champion's lawyer, and have gone no further than his insisted-upon confidentiality agreement. In June or July, the Champions will be free to file their own new rezoning application, asking for an increase in VTD's per day. Meanwhile the City hired 3 independent attorneys to advise them about the "illegal contract" the Champions were suing the City based on. City Council had an executive session on the matter March 9. No further information available.