

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Date: April 17, 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. and Mrs. Allen, Ms. Brittman, Mr. Chaplin, Ms. Diebold, Mr. Dully, Mr. Harrison, Mr. Otto, Mr. Thomas, and Mr. Waley (Clean Air Clean Government PAC and Sierra Club).

2. MEMBER FORUM: No issues or questions were presented by members. Mr. Joseph shared a Certificate of Appreciation that was given to the Association by the Capital Area Food Bank. The Association's Holiday Food and Fund Drive provided 400 meals for Central Texans in need.
3. APPROVAL OF MINUTES: Draft minutes for review, correction, and approval.
 - a. Reviewed 03/23/06 minutes of Board of Directors Meeting. Mr. Adkins 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 Manager indicated that he has nearly completed data entry for QuickBooks. He will attempt to generate reports for the May Board of Directors meeting. If this can be done, the Board will begin its three-month validation period during which QuickBook records will be compared with records that currently are kept at Georgetown Accounting. The Board continued its efforts to identify contract personnel qualified to do QuickBook data entry and validation in case this service is needed in the future.

The Manager did not provide a financial report for the past month because a bank statement was not available in time for the meeting.

Regarding accounts receivable, the Manager noted that there was one account that has filed for Chapter 13 bankruptcy. The Board asked the Manager not to pursue legal collection of this account because it was unlikely that the Association would be able to recover collection expenses. Mr. Adkins also recommended that the Association adopt a policy of immediately halting all legal actions against any homeowner when it becomes known that any papers seeking protection from bankruptcy have been filed. Also, the Board discussed sending a reminder letter about the collection policy to owners who have delinquent accounts. Ms. Jastram and Mr. Oppenheimer agreed to create a draft of the letter. The Board will work to complete a final version before the next meeting.
5. MANAGER'S REPORT: Discussion of Association projects, incidents, and owner issues.

- a. The Manager noted that the complaint regarding 5844 Westslope Drive landscaping was resolved and that Mr. Allen thanked the Board for their help in taking care of this issue.
 - b. Mr. Dully reviewed a Common Area problem that has continued for the past six years, commencing with a Beechwood Hollow resident having their landscaper tractor create a road behind a number of houses through the commons area. Approximately four years ago, the Board inspected the area in question and saw that the CMHOA landscaping contractor performed intermittent cutting 35 feet from Mt Bonnell Road. After this inspection, the Board agreed to regularly remind the landscaping contractor of the three-foot cutting guidelines.
6. OLD BUSINESS:
 - a. CMHOA Insurance: The Board reviewed the Commercial Liability insurance renewal bill. Mr. Joseph noted that the premium should not include taxes and the Board agreed that only the premium of \$9,496.00 should be paid. The Manager will send a check for the premium only.
 - b. CMHOA Five-year Plan: Mr. Joseph indicated that he and Mr. Adkins are developing a procedure for completing the five-year plan. He also noted that the plan will take several months to complete because all physical improvements in the HOA must be assessed.
 - c. Common Area Maintenance/Fire Risk: Mr. Joseph and Mr. Adkins have contacted Mr. Spelman, chair of the Fire Committee, to get information on the Fire Risk report. Mr. Spelman and his family are moving, so it may take some time to get this information.
 - d. Clubhouse Remodeling Bids: Mr. Oppenheimer discussed a bid for indoor plants for the clubhouse. The Board discussed several issues related to this bid, including lighting and maintenance. Ms. Jastram moved to approve the bid, seconded by Mr. Johnson. The motion passed 4-1, with Mr. Joseph in opposition. Mr. Oppenheimer also provided two bids for remodeling the clubhouse. The bids included installation of wood flooring, adding new bathroom and kitchen countertops, removal of the hanging fireplace, and new bathroom plumbing. The Board briefly discussed the two bids, both of which estimated remodeling costs at \$24K. Mr. Oppenheimer asked the Board to review these proposals so they can be discussed in more detail at the next Board meeting.
 - e. Landscaping (Mountain Villa Drive Median): Mr. Oppenheimer discussed a second bid for grass sod from Native Sun Landscaping, Inc. Ms. Jastram again asked the Board to consider xeriscaping in Common Areas to reduce Association expenses over the long-term. She will solicit a third bid for this project to provide an estimate for xeriscaping.
 - f. LimeStone Circle Drainage: Mr. Oppenheimer discussed a bid for construction of a retaining wall along the northwest edge of LimeStone Circle to control the drainage problem in that area. The drainage on that side of the cul de sac is seeping under the pavement and damaging it. The Board will discuss this bid and the LimeStone Circle problem in more detail at a future meeting.
7. COMMITTEE REPORTS: Status of committee activities
 - a. Environmental Control Committee: Mr. Harrison asked the Board to appoint a fifth committee member as soon as possible. The ECC handled three requests within the past month. The first involved an owner's complaint regarding a basketball goal on the street in Hood Hollow. The ECC sent the owner of the basketball goal a letter asking him to remove it from the street. Mr. Harrison

noted that there had been no other complaints about basketball goals in the HOA. The second request handled by the ECC involved plans for a lot improvement with two separate structures, one of which could be used as a rental unit. The ECC is working with the owner, who has agreed to make the two living areas contiguous and share HVAC as a further assurance that any future owners could not easily offer the separate area as rental property. The third request involves a complaint by an owner about a structure on a Twin Valley Circle lot. The structure has deteriorated and is in need of repair. The ECC will notify the owner of the complaint per Article IX, Section 3 of the CCR.

- b. Communications Committee: Mr. Joseph reported that web site traffic continues to increase. Also, he indicated that the next edition of the newsletter will be distributed in late May.
- c. Social/Activities Committee: Mr. Joseph suggested that the Board needs to start planning the Summer social event.
- d. External Affairs: Ms. Jastram and Mr. Oppenheimer discussed the 2222 CONA Open House, which was held at the River Place Country Club on April 9th. Mr. Oppenheimer noted that much of the discussion was about plans for widening 2222 to accommodate more traffic.

8. NEW BUSINESS:

- a. Clean Air Clean Government PAC Presentation: Mr. Roy Waley, Austin realtor and Sierra Club member representing the Clean Air Clean Government PAC, presented information on City Charter Amendments 1 and 2, which are up for a vote on May 13, 2006. Mr. Waley presented Amendment 1 as an effort to make government records more accessible while preserving privacy rights. Waley also presented Amendment 2 as an effort to further protect Barton Springs and the Edwards Aquifer from new development projects. Mr. Waley fielded several questions, ranging from costs associated with the Amendments; privacy protection; and previous laws, ordinances, etc that have been passed to protect the environment. Mr. Waley urged owners to vote on May 13th.

9. NEXT MEETING: May 08, 2006, 7:00p at the clubhouse.

10. ADJOURNMENT: Motion by Mr. Joseph, seconded by Mr. Adkins, motion passed unanimously. Meeting adjourned at 9:33p.

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

THESE MINUTES HAVE BEEN APPROVED BY THE BOARD OF DIRECTORS.