

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Date: November 13, 2006

Time: 6:30p

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

1. CALL TO ORDER: 6:31p. Present at the meeting were Mr. Adkins, Ms. Jastram, Mr. Johnson, Mr. Joseph, Mr. Oppenheimer, and Mr. Chargualaf.

Others attending the meeting were Ms. Adkins, Mr. Dully, Mr. Harrison, Ms. Snyder, Mr. Thomas, Mr. Thomas-Clarke, and Mr. and Ms. Warner.

2. MEMBER FORUM: Mr. Joseph mentioned that the purpose of the draft Wildfire Mitigation Plan was to address the wildfire risk issue in a manner that was acceptable to homeowners. He stated that the plan was in draft form and members should provide feedback about what they like and dislike about the plan.
3. APPROVAL OF MINUTES: Draft minutes for review, correction, and approval.
 - a. Reviewed 10/09/06 minutes of Board of Directors Meeting. Ms. Jastram moved to approve, seconded by Mr. Adkins, motion passed unanimously.
4. FINANCIAL REPORT: Discussion of Association's financial activities and status.
 - a. QuickBooks Update: The Board briefly discussed the final adjustment to QB ledger that was to be made by Bounds et al. CPA and advised the Manager to withhold any adjustments until the new bookkeeper has set up accounts and the ledger for 2007.

Mr. Oppenheimer asked for the Depreciation/Amortization entries in the P/L statement to be moved to the bottom. Mr. Dully commented that these entries reflect the cost of doing business; as such, they are expenses. Mr. Oppenheimer suggested asking the bookkeeper how she will list these entries. Mr. Johnson will ask and provide a response.

Mr. Oppenheimer asked about Net Income, which showed a \$150 error. Mr. Adkins stated that the error was evident in the Transfer Fee entry. Mr. Oppenheimer also asked about errors in Payroll Tax entries. The Board again advised the Manager to withhold all adjustments until the new bookkeeper has completed her work.

5. MANAGER'S REPORT: Discussion of Association projects, incidents, and owner issues.
 - a. The Manager requested approval for bid to remove a large dead Spanish oak near the clubhouse. Mr. Joseph moved to accept a bid for \$100 from Adomaitis Landscaping to cut down the tree. Mr. Johnson seconded the motion and it passed unanimously.
 - b. The Manager requested an estimate for rye grass seeding at the southern Mt. Bonnell Road entrance, the strip along the road near the clubhouse, and the northern Mtn. Villa Drive entrance. The Board discussed this work briefly and

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the Manager indicated he could buy the grass seed and do the seeding himself.

6. OLD BUSINESS:

- a. Dues Collection Services – Colonial Bank: Mr. Dully reported that the implementation of the Colonial Bank dues collection service remains on schedule for a Jan 1, 2007 start date.
- b. Wildfire Risk Mitigation: The Board discussed the draft plan briefly and Mr. Joseph requested comments from those in attendance. There was no feedback and the Board tabled discussion of this plan until further notice.

7. COMMITTEE REPORTS: Status of committee activities

- a. Environmental Control Committee: Mr. Harrison reported several items that the committee worked on during the past month. They gave preliminary approval to the plan for 6110 Mountain Villa Circle after this plan was revised to include a single driveway that did not use the Common Area for access. The ECC also sent a letter to the owners at 5922 Lookout Mountain Drive to remind them that the sides of the deck on the house need to be covered with lattice per the Association's agreement with the previous owners of this property. Mr. Harrison advised the Board of a request for a four-story home at 4509 Twin Valley Drive. Also, the construction of a fence at 6201 Mtn. Villa Drive will be completed in the next 60 days. The owner lost his contractor and is looking for another contractor to complete the work. Mr. Harrison indicated that the ECC will continue to use the architectural guidelines that have been in effect for the past 15 years, and that the newer, more recent form with guidelines will become an application for lot improvements.
- b. CMHOA Reserve Committee: Mr. Oppenheimer received bids for replacing the carpet at the clubhouse per the Reserve Study maintenance schedule. Also, per the Reserve Study, the Manager will get a bid to rebuild the storage shed and a bid to replace it with a portable building.
- c. Communications Committee: The committee is working on the Winter edition of the newsletter.
- d. Social/Activities Committee: A planning meeting for the Holiday party was held on November 16th, with ten members attending. Plans for the party are set and Mr. Oppenheimer agreed to contact Twin Liquors about sponsorship.
- e. Welcome Committee: Mr. Oppenheimer contacted Carol Noble and he is trying to find a time when they can meet with Carol Belmont.

8. NEW BUSINESS:

- a. ANC Membership: Mr. Joseph moved to approve \$35 for annual membership in the Austin Neighborhood Council. Mr. Adkins seconded the motion and it passed unanimously.
- b. 2007 Annual Meeting: Mr. Adkins distributed an outline and materials for activities leading up to the 2007 Annual Meeting. He asked Board members to review the materials and to provide feedback before the next meeting. Mr. Adkins discussed the need for an election judge for the Spring elections. Ms. Jastram moved to appoint Mr. Tom Thomas as election judge. Mr. Joseph seconded the motion and it passed unanimously.
- c. Warner Common Area Plan: Mr. Warner presented an improvement plan for his Lot and the Common Area adjacent to his Lot. The plan called for the pruning of some juniper trees and the removal of others. Mr. Warner indicated that the pruning and tree removal was consistent with the recommendations of the Texas Forest Service wildfire risk assessment, which

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was completed in 2004. A neighbor of the Warners asked for a copy of the plan so that they could determine how it might affect them. The neighbor said it was their understanding that the Common Area was to be low maintenance and preserved in its natural state. The Manager indicated that the Common Area changes naturally over time and that it would continue to do so regardless of intervention. Another neighbor suggested that the Common Area was low maintenance, but not "no maintenance". Mr. Adkins indicated that the proposal should have been sent through the ECC for review. Mr. Harrison and Mr. Oppenheimer stated that the proposal had to be reviewed by the Board because it included the Common Area. Mr. Thomas suggested that the Board should have a procedure for handling proposals that include the Common Area. In the end, the Board asked Mr. Joseph to meet with the affected owners and negotiate a compromise. Mr. Johnson volunteered to work with Mr. Joseph and the owners. They will report status at the next Board meeting.

9. NEXT MEETING: December 11, 2006, 6:30p at the clubhouse.

10. ADJOURNMENT: Motion by Mr. Johnson, seconded by Ms. Jastram, motion passed unanimously. Meeting adjourned at 8:26p.

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

THESE MINUTES HAVE BEEN APPROVED BY THE BOARD OF DIRECTORS.