

**CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC**

**BOARD OF DIRECTORS MEETING**

**Date:** February 12, 2007

**Time:** 6:30 pm

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

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1. CALL TO ORDER: 6:27 pm. Present at the meeting were Mr. Adkins, Ms. Jastram, Mr. Johnson, Mr. Joseph, Mr. Oppenheimer, and Mr. Chargualaf.  
  
Others attending the meeting were Ms. Brown, Mr. Dully, Mr. Harrison, and Mr. Tom Thomas.
2. MEMBER FORUM: No issues or questions were presented by members.
3. APPROVAL OF MINUTES: Draft minutes for review, correction, and approval.
  - a. Reviewed 01/17/07 minutes of Board of Directors Meeting. Mr. Johnson moved to approve, seconded by Mr. Adkins, motion passed unanimously.
4. FINANCIAL REPORT: Discussion of Association's financial activities and status.
  - a. 2007 Budget: The Board discussed the 2007 budget. Ms. Brown noted that there should be no \$838 depreciation amount for equipment in 2007. Mr. Joseph will check equipment depreciation amount in the depreciation report. Mr. Oppenheimer and the Manager discussed owners who are still sending payments to the office rather than Colonial Bank. The Manager has sent reminders to the owners and the Board will monitor for the next few months. Mr. Oppenheimer also suggested adding administrative charges and late fees to owners who are paying late. He indicated that the Association attorney recommended such actions in a previous communication. The Board discussed closing the Washington Mutual checking account. The Manager noted that he didn't think that Colonial Bank accepted deposits at their local branches. Mr. Adkins stated that he would call the Colonial Bank representative to see if they could accept Association deposits.
5. MANAGER'S REPORT: Discussion of Association projects, incidents, and owner issues.
  - a. The Board discussed a request by an owner to install a sign at the tennis courts to remind members that the courts are restricted to tennis and basketball use. An owner called to report several children riding tricycles on the tennis court. The Board decided to publish a reminder in the newsletter.
6. OLD BUSINESS:
  - a. 2007 Annual Meeting Planning: Mr. Oppenheimer discussed the merits of having candidates introduce themselves and speak at the Annual Meeting before votes are counted. The Board arranged to have candidates speak for three minutes with some additional time for the audience to ask questions. Mr. Oppenheimer will contact the candidates to advise them. Mr. Joseph presented a list of 2006 accomplishments for CMHOA and a list of 2007 goals. Mr. Thomas reported that the election process and ballot counting were progressing smoothly.

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- b. D/O Insurance Renewal: Mr. Joseph discussed information that he received from Barclay Insurance. He will get quotes for the Association's insurance policies from three agents.
7. COMMITTEE REPORTS: Status of committee activities
- a. Environmental Control Committee: Mr. Harrison indicated that the ECC gave preliminary approval to construction on the Chandler lot. Mr. Harrison also reported that approximately 10 neighbors voiced concern about the proposed construction at 5802 Westslope Cove. The ECC requested that an A-frame be erected to show proposed building height so the ECC and affected neighbors can evaluate the proposal. Mr. Harrison noted that the owner of a Twin Valley Circle home that needs repair has hired a new architect. He also reported that the ECC approved a proposal for a wrought iron fence to enclose the property at 6208 Mountain Villa Drive. Mr. Harrison commented on his tenure as ECC chairman, noting challenges that face the ECC, and then he resigned.
  - b. Reserve Committee: No report
  - c. Communications Committee: The committee will publish the Winter edition of the newsletter after the Annual Meeting.
  - d. Social/Activities Committee: No report
  - e. Welcome Committee: Ms. Jastram reported that the committee has delivered several welcome baskets thus far and these have been received favorably. Ms Jastram proposed a \$750 budget for the committee. Mr. Joseph moved to approve \$750 for committee expenses in 2007. Mr. Adkins seconded the motion and it passed unanimously.
8. NEW BUSINESS:
- a. Association Insurance Claim: Mr. Oppenheimer discussed the flooding issue at a home in Jessamine Hollow. The Association insurance company has advised that there is no structural damage or mold damage. The owner has voiced concerns about flooding down the street into her lot and home for several years. Mr. Oppenheimer provided pictures of the area and a report from a engineering firm. He also advised that the Board seek opinions from the insurance company and the Association lawyer. The Board will also get two more evaluations from other engineering firms.
  - b. Other: Mr. Oppenheimer reported that an owner suggested a neighborhood-wide garage sale. The Board will plan to publish this information in the Spring edition of the newsletter.
9. NEXT MEETING: March 19, 2007, 6:30 pm at the clubhouse.
10. ADJOURNMENT: Motion by Ms. Jastram, seconded by Mr. Johnson, motion passed unanimously. Meeting adjourned at 8:27 pm.

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

THESE MINUTES MUST BE APPROVED BY THE BOARD OF DIRECTORS.