

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC
ANNUAL MEETING OF THE MEMBERSHIP

Date: February 21, 2007

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. Adkins, Ms. Jastram, Mr. Johnson, Mr. Joseph, and Mr. Oppenheimer), the Manager (Mr. Chargualaf); 54 homeowners in actual attendance, and 99 homeowners attended by proxy. The number of homeowners required for quorum was 126. 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. Otto moved to approve, seconded by Mr. Lloyd, motion passed.
3. BRIEF COMMENTS FROM DIRECTOR CANDIDATES: statements by Director candidates
 - a. Mr. Joseph, Ms. Lockhart, Mr. Ma, and Mr. Watts presented statements about their Director candidacies to CMHOA members.
4. COMMITTEE REPORTS: Status of committee activities.
 - a. CCR Review Committee: Mr. Otto 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 published four CMHOA Newsletters. Also, he reported that the web site had 6,402 unique visitors and 17,611 page views in 2006.
 - c. Environmental Control Committee: Mr. Adkins 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 2006. These were the Summer BBQ in August and the Holiday Party in December. Both events attracted more than 100 members. CMHOA also held a Holiday Food and Fund Drive, which donated food items to the Capitol Area Food Bank. The Social Committee is planning an Egg Hunt event in 2007.
 - e. Reserve Committee: Mr. Grant presented the committee report. The highlights were as follows:
 - i. Established in 2006
 - ii. Physical Asset Inventory – Inventoried physical assets of the Association and included the assets with categories for conduct of a reserve analysis. Determined installed cost and expected useful lives of the physical assets in the inventory. Created a database of the relevant parameters in connection with the inventoried physical assets for inclusion in the computer analysis.
 - iii. Calculated Expected Reserve Requirements – Used a sophisticated computer model acquired by the Association to calculate expected reserve needs over a 30-year period under several sets of assumptions.
 - iv. Financial Projections – Prepared multi-year projections of the Association's expected revenues, expenses, and cash requirements to determine how the Association's reserve requirements could be funded under several sets of assumptions.

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- v. Presented Conclusions to the Board – Prepared a multi-media presentation and presented conclusions to the Board. As a result, the Board adopted a minimum annual reserve requirement of \$35,000 to be funded out of depreciation expense and, as needed, out of a dedicated annual reserve expense item and recommended that certain amendments be proposed at the Annual Meeting of the Members to the By-laws to formalize the reserve requirement process.
 - vi. New for 2007 – Refine database to ensure it includes the best current information available relevant to the Association's physical assets and allows the computer and financial analyses to be performed in a manner which will continue to reasonably reflect the expected reserve needs.
 - f. Welcome Committee: Ms. Jastram presented the committee report. The committee was established in 2006. The committee's function is to welcome new owners with a gift basket and information about CMHOA.
5. PRESIDENT'S REPORT: remarks on 2006 from Mr. Oppenheimer
- a. Mr. Oppenheimer provided a summary of 2006 and discussed accomplishments.
6. Member Comments: questions from CMHOA members
- a. Members asked questions/made statements regarding deer control, reduction of vegetative fuels in Common Areas to minimize fire risk, Common Area repairs (i.e. retaining walls & street repairs), and neighborhood security in regards to reducing incidents of vandalism/theft.
7. FINANCIAL REPORT: Discussion of Association's financial activities and status.
- a. Mr. Oppenheimer provided a summary of the 2006 financial statement and introduced the 2007 budget. Mr. Lloyd moved to approve the financial report and budget, seconded by Mr. Otto, motion passed. A member asked why the 5-year average handout showed only \$171,126 in homeowner dues in 2006, rather than \$175,485 as in previous years (2004 and 2005).
8. VOLUNTEER AWARDS: Presentation of awards to outgoing Board members and volunteers
- a. Mr. Oppenheimer presented the President's Award to the following key volunteers: Anne Adkins, Melissa Brady, Marc Dully, Margie Johnson, Cathie and Bob Lockhart, Kristin Murphy, and Tom Thomas.
 - b. Mr. Joseph presented Mr. Oppenheimer with a plaque for his service as a Director and as a member of the Landscaping Committee.
 - c. Community Involvement Appeal: Ms. Jastram provided some information on volunteer opportunities and asked CMHOA members to consider becoming involved in Association activities.
9. BY-LAWS AMENDMENTS: Results of By-law amendment voting.
- a. Amendment 1 - 141 For, 1 Against; The By-law amendment was approved.
10. ELECTION OF DIRECTORS: Results of election for Directors.
- a. The vote tallies were as follows: Kurt Joseph (119), Andrew Ma (70), and Catherine Lockhart (52), and Clark Watts (48). Mr. Joseph and Mr. Ma were elected for two-year terms.
11. ADJOURNMENT: Meeting adjourned at 8:39 pm.

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

THESE MINUTES MUST BE APPROVED BY THE CMHOA MEMBERSHIP.