

**CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

Date: March 19, 2007 Time: 6:30pm

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

1. CALL TO ORDER: 6:35pm. Present at the meeting were Mr. Adkins, Mr. Joseph, Ms. Jastram, Mr. Ma, Mr. Johnson, and Mr. Chargualaf.

Others attending the meeting were Marc Dully, Annalisa Diebold, Jack Otto, John Barclay III (Insurance Agent), Janis Beck (Insurance Agent), 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 Minutes of the Feb. 12, 2007 Board of Directors Meeting. There being no revisions, the minutes were declared Approved.

b. Reviewed Minutes of the Feb. 21, 2007 Board of Directors Meeting. Mr. Joseph noted that the minutes need a correct header, notes concerning those who made Motions and Seconds, and votes cast. Ms. Jastram will send a revised file to Board Members showing these changes. The Board will review the subsequently-approved Minutes via email.

4. FINANCIAL REPORT: Discussion of Association's financial activities and status.

a. 2006 Actuals: Mr. Ma reported that he had been unable to contact Millie despite two attempts. Mr. Ma will follow up with an extended session with Millie to discuss formatting of reports and other matters. Mr. Adkins tried to contact Jim Matthews to let him know that a one-time adjustment to how the Association reports prepaid dues resulted in the lowering of annual revenues, as noted and questioned by Mr. Matthews at the Annual Meeting. Contact was not successfully completed, but copies of these minutes will be sent to Mr. Andrews.

b. Jan-Feb Financial Report: As noted in 4a above, Mr. Ma will meet with Millie to discuss formatting of reports and other matters. Mr. Johnson asked Mr. Thomas the best way to get a quicker response from Millie. Mr. Thomas suggested calling her cell phone. Mr. Joseph questioned the categorization of an \$82.82 entry reimbursement to Mr. Adkins for copies of materials for the Annual Meeting, suggesting it might properly be reported as Copies and Postage. Following a discussion, Mr. Ma made a Motion to approve the categorization as presented. Mr. Johnson seconded the Motion and the Motion was approved by unanimous vote.

c. Formatting Preferences: Mr. Adkins requested that Board Members review the financial report and suggest any like preferences in formatting the information.

d. Delinquency Report: Mr. Adkins asked Mr. Chargualaf if he is still sending out the letter with fines calculations in a cell in the middle of the letter. Mr. Chargualaf reported that he is still using the same letter.

5. MANAGER'S REPORT: Discussion of Association projects, incidents, and owner issues.

a. Warner/Thomas-Clark Agreement: The Warners reported to Mr. Joseph that they will plant the mountain laurels this week (week of March 19, 2007).

b. Port-o-let Problem on Lookout Mountain Drive: Ms. Jastram requested that the Port-o-let be repositioned to move it away from the curb. Mr. Chargualaf will attempt to confirm weekly servicing of the sanitary system and let Ms. Jastram know the status. He will also ask the owner to move the unit back from the curb.

c. Street Signs Missing: Westslope Drive/Westslope Cove and Lookout Mountain Drive/Westslope Drive street signs are gone. Mr. Adkins asked Mr. Chargualaf to contact the city and find out the status of the sign. Subsequently, Mr. Chargualaf reported that the City will be replacing the signage at no charge within a week.

d. Burglar Alarm Problem: Mr. Johnson asked Mr. Chargualaf to call the police whenever a homeowner reports a burglar alarm going off so that the homeowner will get the alarm fixed. Mr. Adkins requested Mr. Chargualaf to leave a note on a door of any home when alarms go off more than twice. Mr. Ma noted that the Association may become liable if the Manager goes to a property in these instances and it is later determined that a burglary did, in fact, take place.

6. OLD BUSINESS

a. 4401 Jessamine Hollow: Board will have a work session on Thursday to discuss this and other issues and will report the results of that discussion at the next board meeting. Two issues here: Repeated flooding of Ms. Ladd's home; and Ms. Ladd complaining that her neighbor, Ms. Merritt, is allowing workmen to harm Ms. Ladd's property. The Manager determined that Ms. Merritt's workers were not infringing on Ms. Ladd's property and reported that to Ms. Ladd. Ms. Merritt is having an ECC-approved landscaping project completed.

b. 4607 Twin Valley Circle: This item also will be discussed in detail at the Thursday work session.

c. D&O and Association Liability Insurance: Mr. John Barclay and Ms. Janis Beck presented a proposal from Barclay Insurance Co. The Board will discuss this matter in greater detail at the Thursday work session.

7. COMMITTEE REPORTS: Status of committee activities:

a. ECC Report: met with Mr. MacDougald. He presented a three-phase work

schedule which is due to begin March 20.

b. Communication Committee: The Committee is still looking for people to write for the newsletter. We have three new advertisers for the newsletter.

c. Social/Activities Committee: A Spring Egg Hunt will be held at the Clubhouse March 31. The Committee is holding a final planning meeting Thursday, March 21, 5:30-6:30pm at the Clubhouse.

d. Welcome Committee: A new chair for Welcome committee (Cathie Lockhart) was proposed. Suggestion to review best timing for Committee to meet new neighbors so as not to conflict with move-in activities. Mr. Adkins will furnish 50 copies of the advertising rate sheets to the Committee by Thursday.

e. CCR and Bylaws Review Committee: Chairman Jack Otto asked Mr. Adkins to report that one new homeowner had contacted him concerning a specific matter for the Committee's consideration. Future reports will contain more information on this and other matters.

8. NEW BUSINESS:

a. Homeowner Issue: Pet Littering: Mrs. Annalisa Diebold noted City laws pertaining to lease laws and the responsibility of pet owners to clean up after their animals, and that some pets are being allowed to litter private and common property. She suggested signs, article in newsletter, and other ways to call the matter to the attention of pet owners. Ms. Jastram will investigate places where signs might be appropriately placed. Mr. Joseph suggested the possibility of putting signs on already existing poles. Ms. Jastram suggested that the association have at least four waste containers placed in various spots for disposal of poop bags. Mr. Chargualaf noted that he would be the one to empty these waste containers. Ms. Jastram suggested they be lined with a plastic bag to make it easier to lift out of the waste containers and twist tie. The Board agreed to put a story in the next newsletter, and to explore and consider purchasing and placing signs and other aids in the neighborhood.

b. 2006 Federal Income Tax Preparation: Bounds Chatelain & Pharr, P.C., has proposed \$300 to prepare these tax returns. Mr. Joseph made a Motion to approve up to \$350 for Bounds. Mr. Johnson Seconded the motion, and it was approved by unanimous vote.

c. Mr. Johnson discussed overpopulation of the area by deer, and he agreed to research Texas Parks and Wildlife and other resources for solutions.

9. NEXT MEETING: Monday, April 9, 2007 at the CMHOA Clubhouse

10. ADJOURNMENT: Motion by Mr. Adkins to adjourn. The Motion was Seconded by Ms. Jastram and unanimously approved. The Meeting adjourned at 8:40 pm.

Minutes submitted by the Board of Directors' Secretary, Ms. Jastram