

**Cat Mountain Homeowners Association, Inc.**  
**Board of Directors Meeting**

**Date:** January 14, 2008

**Time:** 6:30 pm

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

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1. **Call to Order:** 6:33 pm. Present at the meeting were Board Members Mr. Adkins, Mr. Joseph, Ms. Jastram, Mr. Johnson, Mr. Ma, Association Manager, Mr. Chargualaf.

Others in attendance was ECC Chair, Mr. Thomas, Austin Police Department Representative Officer Dana Munguia, and homeowner, Mr. Bob Feiner.

2. **Member Forum:** No new issues were presented.
3. **Approval of Minutes:** Draft minutes for review. No changes.
4. **Financial Report:** Discussion of Association's financial activities and status.
  - a. Mr. Adkins would like more time to review the report.
5. **Manager's Report:**
6. **Old Business**

- a. **Preparation for Annual Meeting:** Review of paperwork for meeting. We need to adjust the agenda to add Bob Feiner's Safety Committee. Crime doesn't go away, so this should be a standing committee, says Mr. Adkins. Mr. Joseph says we need to get the material out a minimum of 30 days before the election, therefore he wishes the board members to look over the materials and let him know asap if there need to be any changes. Signs need to be up 14 days before the meeting. We will have one more board meeting before the Annual Meeting. Summaries of Committee reports should be ready for presentation at the Annual Meeting.
- b. **CCR's:** Mr. Adkins will leave the continuation of the issue to the next board as there is nothing to report at this point. Modification to the CCR's really can't be done due to the stringent requirements. We can amend the Architectural

Guidelines instead. Nothing really needs to be changed. Problems can be solved in various ways.

- c. **Verizon Lease Proposal Update:** Mr. Adkins heard from Verizon today and let them know that there would be no vote tonight. We have nothing specific from them to vote on. Verizon said they were going to put it off until June. Mr Adkins suggests that we shop around to other providers in the meanwhile.
- d. **Security Camera Update:** Jesse will try and mount the camera and get the system going this week.
- e. **Pool Retaining Wall Update:** This has been completed except Mr. Connolly is coming back to finish mounting the handrail on the side.

## 7. Committee Reports

- a. **Environmental Control Committee:** There has been nothing to consider since the last meeting, so there is nothing to report. Mr. Thomas will let all the ECC members know that their terms expire at the Annual Meeting.
- b. **Reserve Committee:** Mr. Joseph handed out some materials. He went through the General Ledger for the year and noted that we did a refrigerator, water heater, back wall of clubhouse, pool sand filter, Mountain Villa Cove retaining wall, pool retaining wall, and security camera. We've got all those items with dates and check numbers and we're at almost \$35K for the year. We budgeted around \$16K, so we are well over, but we've had some surprises and adjustments in the Committee Report for the Annual Meeting. Mr. Joseph has questions on the categories that these items were placed. To him, these are all Reserve items. Majority are not in the Reserve Account. Do we need to do some adjustments on this? It will change the distribution of items within the Expense Category. What's the policy when you have a year like this where you're hit with more than you expected? Mr. Joseph says take it out of operating and leave the money in the reserve to accrue interest. Mr. Joseph would like to hold the cash as long as possible to accrue interest and save the expenditures for repairs till the end of the year. A discussion between Mr. Adkins and Mr. Ma ensued regarding Mr. Adkins desire to have the Reserve items expenditure balanced with an income column somehow.

One possible resolution of this matter is having two separate sets of books—one for the operating account and one for the reserve account.

- c. **Communications Committee:** There will be a newsletter in February after the election. This will be the last one Mr. Adkins produces. We need to move this in-house. Mr. Chargualaf asks about whether we still need to have the same quality as the past newsletters. Mr. Joseph says we can use Microsoft publisher, but the big problem is the printer. Mr. Ma says printers have dropped in price. Ms. Jastram suggests that we put the issue before the members at the Annual Meeting to see if we still should continue the newsletters and what quality they want, etc.
- d. **Social Activities:** Egg Hunt will be the next activity which was a big success last year, as a result of the signage and it's inclusion in the February 07 Newsletter.
- e. **Welcome Committee:** Ms. Jastram shared that out of 7-8 letters sent most recently to new homeowners, only 1 homeowner responded to receive the Welcome Basket and her request for contact phone numbers and email addresses. No word from the other new homeowners. Mr. Joseph said that the pet store that will be advertising in the Newsletter is getting their gifts ready for inclusion in the Welcome Baskets. Ms. Jastram also shared that the Jabours were so kind as to prepare another case of champagne, individual bottles to be donated and distributed with each Welcome Basket. All Board members acknowledged the kind generosity of the Jabour family/Twin Liquors.

## 8. New Business:

- a. **CMHOA General Security:** Mr. Bob Feiner said someone took a wallet from his car, then fireworks were shot off in front of his house, in addition to his latest incident. He wants to know what the options are for security. Officer Munguia says the incidences in our subdivision are fairly low. Most of the things that happen here are mainly by adolescents, either living here or friends of the ones living here. Be aware of school breaks and make sure not to put valuables in car. Mr. Feiner asked if police cars patrol the area. Officer Munguia said that she patrols the area, but

there are not a lot of calls here. There's a Commander's Forum on Wednesday night on Red River at 6:30 pm and this is a great place to voice your issues. She said that we have a lot of new people on the force and this is a good time to meet them all. Mr. Adkins asked how many cars patrol. Officer Munguia responded that in this area, 8-10 cars per shift. There's a day shift, an evening shift, and night shift (the latter overlapping by about 4 hours). Mr. Joseph said we could include this information in the next newsletter. Mr. Ma suggests that we put something on the website, as well. We have leads to the crime database on the website now, said Mr. Joseph. Mr. Adkins wishes we had a really good email list so we can let people know. Keeping the lights in working order is something Jesse can do. Officer Munguia suggests we send out a snail mail noting the information on the website and then put it on the website. Mr. Joseph suggests an opt-in crimewatch space on the website, but we don't get enough hits. The city will put in more nightwatchman lights if we request them. Maybe parking lot of clubhouse might be a good place to put a light, said Mr. Joseph. Officer Munguia said make sure to cage the light so the bulb can't be broken. Bob Feiner has agreed to be on a committee to research the street light situation. Re: hiring security, Officer Munguia shared that Davenport Ranch hires a Constable for only two nights a week and we might check with them to see if it's feasible. Mr. Chargualaf says research says it will cost over \$60K per year with only two visits per night between 10-2 am in the morning. Mr Adkins suggests Mr. Feiner start canvassing the neighborhood to see where we need light and then we can get Officer Munguia to come back out. We need to remind people not to leave valuables in their cars. Mr. Feiner suggests that we communicate the issues at the annual meeting where he could solicit volunteers. Officer Munguia will do a presentation later in the year with a couple of her co-workers. We need to schedule something in the next couple of months, before April.

9. **Next Meeting:** February 11, 2008

10. **Adjournment:** at 8:08 pm

In Executive Session, a motion to raise the 2008 annual salary of the association manager by \$1,500.00 was made by Mr. Johnson and seconded by Mr. Ma. The motion was unanimously approved by the board.

In response to Mr. Joseph's question as to whether the Board wanted to purchase the holiday lights he bought for the association December 07 holiday party, on January 16, 2008 via email Ms. Jastram made a motion to purchase the holidays lights from Mr. Joseph for \$191.80, to be used for future holiday events. The motion was seconded by Mr. Johnson and unanimously approved by the board.

Submitted January 14, 2008 by the Association Secretary, Laine Jastram.