

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

**Date:** February 11, 2008

**Time:** 6:30 pm

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

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1. **Call to Order:** 6:28 pm. Present at the meeting were Board Members Mr. Adkins, Mr. Joseph, Ms. Jastram, Mr. Ma, Association Manager, Mr. Chargualaf.
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. Ma says CD is coming due and interest rates have dropped substantially. Mr. Ma will make a recommendation for renewal of our Cds and submit via email to vote on. Mr. Ma would like copies of all the physical utility statements as he wants to be aware of the pricing increase. At annual meeting, Mr. Ma wants to be able to explain every line item as well as the Reserve Fund. The two surprises were the retaining wall and the back wall of the clubhouse. Mr. Ma will present the budget to the annual meeting attendees and Mr. Joseph or Mr. Grant can explain the Reserve Fund. Mr. Joseph will do a one page handout with the projects we've done this year and the costs. \$8.33 of the dues go to capital improvements. The rest of the \$34.67 goes to Operating Fund (81% to operating and 19% to reserve). Mr. Joseph says we'll show a profit/loss for 2007 in the budget. Lengthy discussion of preparation for the annual meeting. Mr. Chargualaf says we usually have about 80 attendees, but he plans copies of the handout (budget, P/L, balance sheet, agenda, summary of reserve report with goals and accomplishments with a link if people want to see the whole thing) of about 120. Mr. Joseph will send a file of everything Mr. Chargualaf will need to print. Ms. Jastram makes a motion to approve both the December 2007 and January 2008 Ledger. Mr. Joseph seconds the motion. The motion passes unanimously.
5. **Manager's Report**
  - a. Mr. Joseph makes a motion to approve up to \$500 for food and beverage at the annual meeting. We don't need extra chairs and tables. We need the half podium and possibly a microphone. Ms. Jastram seconds the motion. Motion is approved unanimously. Mr. Chargualaf is soliciting bids for the CMHOA audit. He got three responses out of six. Mr. Joseph would like to go with the Bounds firm and would like to get an estimate from them. Item 7a—we need to follow up with the ECC to see what is happening with Mr. Parker. Item 7b concerning dog walker courtesies — was noted that we will put an article in the newsletter regarding this issue.

## 6. Old Business

- a. **Preparation for the Annual Meeting:** Mr. Joseph will prepare the CMHOA accomplishment and asks the directors to add their input and email it to Mr. Joseph. Mr. Joseph will take care of the awards, etc.
- b. **Verizon Lease Proposal:** Mr. Adkins and Mr. Joseph briefed the board on current status of the project. Action will not be taken until after the February 20 elections.
- c. **2008 Budget Planning:** Already discussed under Item 4a.
- d. **Outreach for Homeowner Contact Information:** Mr. Chargualaf sent out 77 postcards and as of today, he has received contact information from 15 homeowners.

## 7. Committee Reports

- a. **Environmental Control Committee (ECC)** — all committee members sent in their resignations in preparation for the Annual Meeting. No business otherwise.
- b. **Reserve Committee** — At Annual Meeting, Mr. Joseph will present the Reserve Account expenses.
- c. **Communications Committee** — will send a newsletter after the Annual Meeting. We have new advertisers.
- d. **Social Activities Committee** — Easter Egg hunt coming up in late March.
- e. **Welcome Committee** — no report.

## 8. New Business

- a. CMHOA-sponsored D.A. Candidate Debate on February 25, 7:30-9:30 at the Dell Jewish Community Campus.

## 9. Next Meeting — February 20, 2008 — Directors will be there at 6 pm.

## 10. Adjournment