

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC
ANNUAL MEETING OF THE MEMBERSHIP

Date: February 20, 2008

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, and Mr. Joseph), the Manager (Mr. Chargualaf); 56 homeowners in actual attendance, and 41 homeowners attended by proxy. The number of homeowners required for quorum was 78. Mr. Adkins informed those attending that there was a quorum and he called the meeting to order. Directors Mr. Johnson and Mr. Ma were absent.
2. APPROVAL OF 2007 ANNUAL MEETING MINUTES: Draft minutes for review, correction, and approval.
 - a. Reviewed 2007 Annual Meeting minutes. Mr. Otto moved to approve, seconded by Mr. Lloyd, motion passed.
3. COMMITTEE REPORTS: Status of committee activities.
 - a. Communications Committee: Mr. Joseph reported that the committee published four CMHOA Newsletters and saw a 10% increase in advertising revenues. Also, he reported that the CMHOA web site traffic increased 33% from the 2007 numbers.
 - b. Environmental Control Committee: Mr. Thomas provided a summary of the committee's work during the past year.
 - c. Reserve Committee: Mr. Grant presented the committee report and accounting of \$38K Reserve funds spent in 2007.
 - d. CCR Review Committee: Mr. Otto presented the attached report to the membership.
 - e. Social/Activities Committee: Mr. Joseph summarized the four CMHOA social events in 2007. These were the Egg Hunt in March, the Summer BBQ and National Night Out in August, and the Holiday Party in December. All of the events attracted many members. The committee also sponsored a Movie Night, but attendance was minimal. CMHOA also held a Holiday Food and Fund Drive, which donated food items to the Capitol Area Food Bank.
 - 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.
4. PRESIDENT'S REPORT: remarks on 2007 from Mr. Adkins
 - a. Mr. Adkins provided a summary of 2007 and discussed accomplishments.
5. Member Comments: questions from CMHOA members
 - a. Members asked questions/made statements regarding deer control and neighborhood security in regards to reducing incidents of vandalism/theft.
6. FINANCIAL REPORT: Discussion of Association's financial activities and status.
 - a. Mr. Adkins provided a summary of the 2007 financial statement and introduced the 2008 budget. Mr. Lloyd moved to approve the financial report and budget, seconded by Mr. Otto, motion passed.
7. VOLUNTEER AWARDS: Presentation of awards to outgoing Board members and volunteers

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- a. Mr. Adkins presented the President's Award to the following key volunteers: Carol Blanchard, Marc Dully, Nishi Sarda Goel, David and Sylvia Jabour, Cathie Lockhart, Jack Otto and Tom Thomas.
 - b. Mr. Joseph presented Ms. Jastram and Mr. Adkins with a plaque for their service as Directors and committee members during the past few years. Mr. Johnson was not present to receive his plaque and it will be awarded at a future Board meeting.
8. ELECTION OF DIRECTORS: Results of election for Directors.
- a. The vote tallies were as follows: Davison Grant (75), John Harrison (73), and Richard Schley (73). Mr. Grant, Mr. Harrison, and Mr. Schley were elected for two-year terms.
9. ADJOURNMENT: Meeting adjourned at 8:33 pm.

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

THESE MINUTES MUST BE APPROVED BY THE CMHOA MEMBERSHIP.

Report of the CCR Committee 2008 Annual Meeting

The CCR Committee is composed of Jack Otto, Chair, Tom Thomas and Davison Grant.

One of the goals of the CMHOA for 2007 was to review the Covenants, Conditions and Restrictions document, commonly known as the Declaration, to determine if it is in need of revision. This year, 2008, the document is 25-years old and is the first year that amendments are possible.

On October 17, 2007 the CCR Committee met with the Board and other interested parties to consider this question.

At this meeting the pro's and con's were vetted of whether the Declaration is adequate for its purpose or whether it needed revision. It was brought out at the meeting that to revise this document it would be necessary that 75 % of the homeowners approve of the changes and additionally, 50% of the mortgagors of property within the Association must also approve the changes. Many of the meeting participants thought that this a very difficult and perhaps impossible target to meet within the time frame available.

There were those that thought the CCR's indeed needed revision. They argued that clarification was needed as to the legality and enforceability of the document.

Others thought that the CCR's were satisfactory the way they are written and pointed out that at least two lawsuits were successful in enforcing the CCR's in the past. They argued that any further enforcement of rules that are needed can be handled by additional Board policies, by modification of the Bylaws, or the Architectural guidelines.

In summary, the argument that the Declaration is adequate as it exists prevailed. The new Board of Directors may want to review this matter and pursue any revisions that they think are necessary to the Bylaws or Architectural Guidelines.

For the CCR Committee, Jack M. Otto Chair