

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

**Date:** May 12, 2008

**Time:** 6:30 pm

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

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1. Call To Order: 6:29 pm. Present at the meeting were all the Directors, homeowners Mr. Dully, Mr. Tom Thomas, Mr. Curtis Johnson, Ms. Anju Willard, Mr. & Mrs. Tsao; Janis Beck from Barclay insurance, Cathleen from Drenner & Golden Stuart Wolfe, LLP; and Manager Jesse Chargualaf

2. Member Forum:

a. Mr. & Mrs. Tsao. Discussion regarding parking on Northwest Place, possible safety and aesthetic issue about the metal landscape edging close to the curb, sharing cost with neighbor to remove the metal edging and whether owner of metal landscape edging needs to do something.

The Board suggested for homeowners to look at reaching a compromise solution with everyone's concern.

The Manager will call the Fire Department to have the street evaluated to determine if there are impediments to fire truck access to Northwest Place.

b. Homeowner at 6206 Mtn. Villa Drive. Discussed with Directors were some of the following concerns: (1) landscape improvements (2) clubhouse & tennis court (3) homeowner social events that may include events for homeowners that do not have kids (4) web site and ideas input from homeowners (5) traffic and street lights (6) wild life safety regarding fence structures that may hurt wildlife (7) trash in area (8) runoff from adjacent properties.

The Board will look into the social events. The manager will keep in touch with homeowner for more specific ideas from her.

3. Approval of Minutes:

a. 3/10/08 Minutes. Reviewed and approved.

b. 4/14/08 Minutes. Reviewed and corrections made. Corrected minutes will be reviewed for approval at the 6/9/08 Board meeting.

4. Financial Report.

a. 2007 Audit Estimate. Board reviewed the proposal from Bounds, Chatellen, and Pharr. Discussed was the lack of proposals from other firms that were contacted by the Manager for the Board to compare cost.

Mr. Schley moved to accept the proposal from the Bounds, Chattelan and Phar firm to conduct the audit for the cited fee of \$4,500, seconded by Mr. Harrison; the motion was adopted unanimously.

b. May financials. Discussed were the delinquency report, depreciation schedule, revised budget for 2008 depreciation expense and the restated 2008 budget.

(1) Mr. Grant moved for acceptance of the depreciation schedule, the revised budget for 2008 depreciation expense and the restated 2008 budget; seconded by Mr. Ma; the motion was adopted unanimously.

(2) Mr. Grant and Mr. Joseph will get in touch with the Bookkeeper regarding items approved in (1) above.

#### 5. Manager's Report. Reviewed and discussed.

a. Foot Bridges. Mr. Grant moved for acceptance of the proposal from Everything Outdoors to repair the walkway and railings on the two foot bridges for the amount of \$8,439.20, seconded by Mr. Ma; the motion was adopted unanimously.

b. Wild Life Habitat. Board discussed the homeowner's request regarding the Association participating in the Neighborhood Habitat Challenge program to certify areas of the Association as wild life habitat.

The Board's opinion is that this program is not feasible in the Association since many areas are on zero lot configuration.

The Manager will inform the homeowner of the Board's opinion.

c. 4603 Limestone Circle. The Board approved trimming back the branches of trees from the Common Area that are rubbing on homeowner's roof.

The Manager will check the area for removing the dead understory bushes and the dead lower limbs on some of the trees.

#### 6. Old Business.

a. Verizon Proposal Update. Ms. Kathleen Slack presented handouts of the proposed site

and updated the Directors on the latest issues being finalized with Verizon regarding the Lease Agreement.

Directors and Ms. Kathleen Slack also discussed items to change. Mr. Joseph will compile a list of consolidated comments on the items to be changed and sent to Ms. Kathleen Slack.

The Directors also discussed disseminating information to the homeowners at Mountain Villa Cove regarding activities by Verizon once the agreement is settled. The information will include benefits to all homeowners, any health hazard, materials, and temporary inconveniences during construction of the site.

b. CMHOA Insurance Renewal. Janis Beck from Barclay Insurance presented the Directors a list of providers and interpreted on the coverages of each provider.

Mr. Schley moved to accept the proposal from Great American, seconded by Mr. Ma; the motion was adopted unanimously.

c. Landscape Upgrade. The Board unanimously approved the proposal from Mr. Larry Denton shown in the Manager's report for Mr. Denton to perform the work on upgrading the landscape.

## 7. Committee Reports.

a. Environmental Control Committee (ECC). Dr. Fineg reported on actions the Committee took since his last report:

(1) 4607 Limestone Circle. Reminder letter to homeowner about the 6-month extension. The ECC letter requested a response of when homeowner will commence repairs and actions that the Committee will recommend to the Board for failure to effect repairs.

(2) 5802 Westslope Cove. The Committee reviewed and approved the plans for the modified retaining wall.

b. Communications Committee. Newsletter to homeowners by late May.

c. Social/Activities Committee. No activity to report.

d. Welcome Committee. No activity to report.

e. Reserve Committee. Covered during discussion of financials.

8. New Business.

a. Newsletter Printer. Mr Joseph reported on some printers he looked at. He will do more research and let the other Directors know.

b. Common Area adjacent to 6110 Mtn. Villa Cove. Discussed. Manager to write letter to complaining homeowner and let him know that homeowners adjacent to Common Area understood it is a Common Area.

9. Next meeting. June 9, 6:30 pm at the clubhouse.

10. Adjournment. 9:40 pm.