

Cat Mountain Homeowners Association, Inc.
Board of Directors Meeting

Date: June 09, 2008

Time: 6:30 pm

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

1. Call To Order: 6:41 pm

2. Present: Directors Mr. Joseph, Mr. Grant, Mr. Schley and Mr. Ma; homeowners Mr. Oppenheimer, Mr. Adkins, Mr. Dully, Mr. ThomasClarke; and Manager Jesse Chargualaf.

3. Member Forum: Discussed with Mr. Oppenheimer were some items regarding the newsletter's quality and cost.

4. Approval of Minutes.

a. Board of Directors Meeting, May 12, 2008.

Reviewed. Mr. Grant moved to approve the minutes with corrections; seconded by Mr. Schley; motion adopted unanimously.

5. Financial Report:

a. 2007 Audit.

Mr. Grant reported on the financials. He also handed out a graphs showing the impact of the Verizon lease to the Association's financials.

b. Delinquency. Mr. Ma moved to approved referring four accounts for legal collection, seconded by Mr. Schley; the motion was adopted unanimously.

6. Manager's Report:

a. Reviewed and discussed. The Manager will check with the fire department to have Northwest Place Street evaluated to determine if there are any impediments for emergency vehicles such as fire trucks.

Also approved by the Board is for the Manager to cut the weeping willow trees that are diseased and leaning over the foot bridge to the tennis court.

7. Old Business

a. Verizon Proposal. Mr. Joseph reported on issues regarding title, clarification to drawings, and that Verizon and other parties working on putting everything together.

- The Board will notify homeowners of Mtn Villa Cove regarding the Verizon proposal.
- The proposal will also be submitted to the ECC for its review.
- b. Landscaping Upgrades. Covered in Manager's report.
- c. Common Area Cleanup. Mr. Joseph reported on his walk through of the Common Areas with Mr. Dully. Some areas have trash and dead limbs/brushes that need to be removed.
 - The Manager will start on high visibility areas.
- d. Newsletter printer. Mr. Joseph handed out information he compiled on cost of printers. Costs and capitalization was discussed.
 - Mr. Schley moved for the Association to contract out the printing of the newsletter, seconded by Mr. Grant; the motion was adopted unanimously.

8. Committee Reports.

- a. Environmental Control Committee. 4607 Limestone Circle.

Board discussed with the homeowner the status of repairs and the homeowners ability to perform the repairs properly.

- Board requested the homeowner to provide a detailed plan and schedule of when different phases of the repairs are started and completed. The homeowner will provide the requested information no later than Friday, June 13, 2008.
- b. Communications Committee. Covered briefly in newsletter discussion.
- c. Social/Activities Committee. The Summer BBQ is tentatively scheduled for August 17th or the 24th.
- d. Welcome Committee. N/A
- e. Reserve Committee. Brief discussion on planned additions.

9. New Business. N/A

10. Next Meeting. July 14 2008, 6:30 pm at the clubhouse.

11. Adjournment. 8:40p. Mr. Schley moved to adjourn, seconded by Mr. Ma; the motion was adopted unanimously.

