

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

**Date:** November 10, 2008

**Time:** 6:30 pm

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

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1. Call To Order: 6:31p. Present at the meeting were all Directors; Mr. Fineg and Mr. Oppenheimer of the ECC; and Manager Jesse Chargualaf.
2. Member Forum: n/a
3. Approval of Minutes
  - a. Board of Directors Meeting, October 13, 2008. Reviewed and corrected. Mr. Grant moved for approval of the corrected minutes, seconded by Mr. Harrison; the motion was adapted unanimously.
4. Financial Report. The Board reviewed the October financial reports. Results of 2008 are generally in line with budgeted amounts. Discussion of reclassification made of certain maintenance expenses and confirmation that the reclassification was made. A draft 2009 budget will be prepared for review at the December meeting.
5. Manager's Report. Reviewed - Manager to consult with a homeowner about removing the wind chimes and with another homeowner regarding upkeep of their residence.
6. Old Business.
  - a. Clubhouse Remodeling Bids: Mr. Schley moved for acceptance of the bid from Mr. Chestnut for \$7267.20, seconded by Mr. Ma, the motion was accepted unanimously. Mr. Joseph will check on the cost of sealing and thickness of the granite top and on other items and let the Directors know. Directors will vote via email on additional costs. **Amended motion** via email. Mr. Schley moved for approval on the additional cost of items for the clubhouse remodeling (i.e. light fixtures, faucet handles, etc.) not to exceed \$700.00, seconded by Mr. Ma; the motion was accepted unanimously.
7. Committee Reports
  - a. Environmental Control Committee (ECC). Preliminary Plan Timeline. Discussion regarding ECC's authority to establish a timeline for homeowner to complete repair, modification and new constructions, and consulting other parties for legal advice other than the Association's current legal adviser. Board agreed to consider preparation of a timeline form and also to have the information on the ECC updated in the website.
  - b. Communications Committee. Newsletter for last quarter of this year will be coming out soon.

- c. Social/Activities Committee. Mr. Joseph briefed on the Associations' holiday party being on December 14, 2008, at the clubhouse 5-8 p.m.
  - d. Welcome Committee. N/A
  - e. Reserve Committee. N/A
8. New Business.
- a. 2009 Budget: Discussion regarding having a draft of the 2009 budget for the December Board meeting.
  - b. 2009 Annual Meeting Planning: Mr. Joseph will be sending out information.
9. Next Meeting. December 8, 2008, 6:30p at the clubhouse
10. Adjournment: 7:24 pm.