

Cat Mountain Homeowners Association, Inc.
Board of Directors Meeting

Date: December 8, 2008

Time: 6:30 pm

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

1. Call To Order: 6:30p. Present at the meeting were all Directors and Manager Jesse Chargualaf.
2. Member Forum: n/a
3. Approval of Minutes
 - a. Board of Directors Meeting, November 10, 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.
 - a. The Board reviewed the November financial reports. Board will discuss more of the financials on 6.b. Budget.
5. Manager's Report. Reviewed and the following: Discussed and no further action needed.
6. Old Business.
 - a. Clubhouse Remodeling Update. The Manager updated the Directors on parts of remodeling started, material status, projected start and completion of different phases of specific jobs and projected completion of remodeling.
 - b. 2009 Budget. Reviewed and adjustments made. Mr. Grant reported on preparation and formulation for the 2009 budget with other Directors' input. Mr. Grant will prepare a final of the budget which he will present at the January 12, 2009 Board meeting.
 - c. Annual Meeting Planning. Mr. Joseph briefed the other Directors on the timelines for information to homeowners and candidates to fill two Director positions that will be vacated upon expiration of term of two Directors in February 2009. Mr. Joseph will prepare the documents and provide it to Directors for their review and input. It is expected that at the January meeting, documents will be approved so that mailings to homeowners can be affected to meet timelines as provided in the Covenant.
7. Committee Reports
 - a. Environmental Control Committee (ECC). No report.

- b. Communications Committee. Mr. Joseph reported to the Board mailing of the newsletter announcing Director candidacy and the annual holiday Association party.
 - c. Social/Activities Committee. As discussed in 7.b. above.
 - d. Welcome Committee. On behalf of the committee whose members were not available, the Manager reported that there were two new homeowners in the Association.
 - e. Reserve Committee. Discussion. Mr. Grant reported that the pending street and drainage issue on Limestone Circle can be put off for a while as he believes it is not pressing at the moment.
8. New Business. No new business at this time since the Board will be concentrating on the 209 budget and preparations for the 2009 Annual meeting of the membership.
9. Next Meeting. February 9, 7:00 pm, at the Clubhouse.
10. Adjournment: 8:15 pm.