

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

**Date:** January 12, 2009

**Time:** 6:30 pm

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

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1. Call to Order: 6:32p. Present at the meeting were all Directors, Austin Police officer Knutson; and Manager Jesse Chargualaf.
2. Member Forum: n/a
3. Approval of Minutes
  - a. Board of Directors Meeting, December 8, 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 December financial reports. Mr. Grant moved for approval to refer for legal collection homeowner maintenance account 0022, seconded by Mr. Schley; the motion adopted unanimously.
5. Manager's Report. Reviewed and the following:
  - a. Clubhouse parking lot lighting. The Manager will check with Mr. James Lloyd and get information on electrical contractors. The Board also discussed options of other lighting system different from the Night Watchman-type lighting.
  - b. Irrigation. Included in your Director packet are costs provided by Greater Texas Landscape Services (the Association's current provider) for repairing/replacing the Autumnleaf Hollow and Mt. Bonnell Rd/Mtn Villa Drive water bibs.
6. Old Business.
  - a. Clubhouse Remodeling Update. Discussed and no further action needed.
  - b. Annual Meeting Planning. Items for the annual meeting were reviewed. Mr. Joseph will prepare finals and have the Manager do the mailings to homeowners per requirement in the Covenant.
7. Committee Reports
  - a. Environmental Control Committee (ECC). No report.
  - b. Communications Committee. Mr. Joseph reported to the Board and discussion regarding the newsletter. Mr. Joseph will continue in the capacity as Editor of the newsletter.
  - c. Social/Activities Committee. Discussed. Mr. Joseph will also continue as member of this committee. Awards for volunteers were also discussed and Mr. Joseph will prepare the awards for presentation at the annual meeting.

- d. Welcome Committee. No report
  - e. Reserve Committee. Discussion and input from Mr. Grant and Mr. Joseph.
8. New Business
- a. Austin Police Department Central West District Rep – David Knutson. Officer Knutson briefed the Board on crime trends. He also provided handouts on security and contact information for calling various government agencies. Officer Knutson will also brief at the annual meeting.
  - b. ANC Membership Renewal. Motion by Mr. Harrison, seconded by Mr. Ma, to renew ANC Membership for 2009. The motion was accepted unanimously.
9. Next Meeting. February 17, 7:00p at the clubhouse and Board meeting of the new Board immediately following the annual meeting.
10. Adjournment: 7:54 pm.