

Cat Mountain Homeowners Association, Inc.
Board of Directors Meeting

Date: February 9, 2009

Time: 6:30 pm

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

1. Call to Order: 6:32p. Present at the meeting were all Directors; Mr. Dully, Mr. ThomasClarke; and Manager Jesse Chargualaf.
2. Member Forum: n/a
3. Approval of Minutes
 - a. Board of Directors Meeting January 12, 2009. Reviewed. Mr. Harrison moved for approval of the minutes, seconded by Mr. Schley; the motion was adapted unanimously.
4. Financial Report.
 - a. The Board reviewed the January financial reports. Mr. Grant moved for approval to refer for legal collection homeowners maintenance account 0212 and 0224, seconded by Mr. Harrison; the motion adopted unanimously.
 - b. Telephone expense. Mr. Joseph inquired about the phone bill since it is almost twice as high compared to other monthly bill. The Manager indicated that the bill is high due to the quarterly payment for the emergency phone for the pool.
5. Manager's Report. Reviewed and the following:
 - a. Clubhouse parking lot lighting. Directors discussed the bids provided by several contractors. Mr. Ma indicated that landscape lighting will provide sufficient lighting and he volunteered to do the work and have the Manager assist him. Mr. Grant moved to authorize Mr. Ma and the Manager to perform the work at a cost not to exceed \$1000.00, seconded by Mr. Schley; the motion was adopted unanimously.
 - b. Irrigation. The Board reviewed information provided by Greater Texas Landscape Services for repairing the Autumnleaf Hollow and Mt. Bonnell irrigation bibs. Mr. Grant moved authorizing the repair at a cost not to exceed \$1000.00, seconded by Mr. Harrison; the motion was adopted unanimously.
 - c. Landscape bids. The Board reviewed two bids. The Board withheld final decision until Board had a chance to make inquiries regarding one bid. The Manager will get information on references and give the information to the Board. Also, Mr. Ma will have another contactor provide another bid for better comparison with the two bids.
6. Old Business.
 - a. Annual Meeting Planning. Items for the annual meeting were reviewed. Mr. Joseph will prepare final handouts so they can be printed for the meeting.

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 these committees. Awards for volunteers, i.e. Welcome Committee members 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. None
9. Next Meeting. February 18, 7:00p at the clubhouse and Board meeting of the new Board immediately following the annual meeting.
10. Adjournment: 7:54 pm.