

**CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC**

**ANNUAL MEETING OF THE MEMBERSHIP**

**Date:** February 18, 2009

**Time:** 7:00 pm

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

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1. CALL TO ORDER: 7:09 pm. Present at the meeting were the Directors (Mr. Grant, Mr. Harrison, Mr. Joseph, Mr. Ma, and Mr. Schley), the Manager (Mr. Chargualaf); 33 homeowners in actual attendance, and 102 homeowners attended by proxy. The number of homeowners required for quorum was 130. Mr. Joseph informed those attending that there was a quorum and he called the meeting to order.
2. APPROVAL OF 2008 ANNUAL MEETING MINUTES: Draft minutes for review, correction, and approval.
  - a. Reviewed 2008 Annual Meeting minutes. Mr. Gardner moved to approve, seconded by Ms. Briney, motion passed.
3. COMMITTEE REPORTS: Status of committee activities.
  - a. Communications Committee: Mr. Joseph reported that the committee published three CMHOA Newsletters and saw advertising revenues consistent with the previous year. The newsletter is now being printed by a vendor. Also, he reported that the CMHOA web site traffic was consistent with volumes from the previous year.
  - b. Environmental Control Committee: Mr. Fineg provided a summary of the committee's work during the past year (see attached report).
  - c. Reserve Committee: Mr. Grant presented the committee report and accounting of \$17.6K Reserve funds spent in 2008.
  - d. Social/Activities Committee: Mr. Joseph summarized the four CMHOA social events in 2008. These were the Egg Hunt in March, the Summer BBQ in August, National Night Out in October, and the Holiday Party in December. All of the events attracted many members. CMHOA also held a Holiday Food and Fund Drive, which donated 132 pounds of food items to the Capitol Area Food Bank.
  - e. Welcome Committee: Ms. Lockhart presented the committee report. The committee provided gift baskets to 10 new homeowners in 2008. Ms. Lockhart summarized the content of the gift baskets and thanked the many sponsors who provide items for the baskets.
4. PRESIDENT'S REPORT: remarks on 2008 from Mr. Joseph
  - a. Mr. Joseph provided a summary of 2008 and reviewed activities for the year (see attached year-in review report).
5. FINANCIAL REPORT: Discussion of Association's financial activities and status.
  - a. Mr. Grant provided a summary of the 2008 financial statements and introduced the 2009 budget. Mr. Gardner moved to approve the financial report and budget, seconded by Mr. Fineg, motion passed.
6. VOLUNTEER AWARDS: Presentation of awards to outgoing Board members and volunteers
  - a. Mr. Joseph presented the President's Award to the following key volunteers: Veronica Barrio, Carol Blanchard, Gail Dully, Marc Dully, Jerry Fineg, Nishi Sarda Goel, Sundeep Goel, Cathie Lockhart, Debbie Pollock, and Richard Oppenheimer.

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- b. Mr. Joseph presented Mr. Ma with a plaque for his service as a Director from 2007-2009. Mr. Ma presented Mr. Joseph with a plaque for his service as a Director from 2005-2009, and President from 2008-2009.
7. ELECTION: Results of election for Directors and Restricted Front/Side Yard Parking Application.
- a. The vote tallies were as follows: Mr. Dully, write-in candidate (111), Mr. Oppenheimer (82), Mr. Otto, write-in candidate (1), and Mr. Wallers, write-in candidate (1). Ms. Warner was a candidate on the ballot, but withdrew before the election. Mr. Dully and Mr. Oppenheimer each were elected for a two-year term beginning February 18, 2009 and expiring February 16, 2011.
  - b. The vote tally for the City of Austin Restricted Front/Side Yard Parking Application was as follows: 91 For filing an application with the City of Austin, and 26 Against. The Association will proceed with filing the application.
8. ADJOURNMENT: Meeting adjourned at 8:51 pm.

Minutes submitted by the Board of Directors' Secretary, John Harrison.

THESE MINUTES MUST BE APPROVED BY THE CMHOA MEMBERSHIP.

**2008 CMHOA Environmental Control Committee (ECC)**

Members: Mr. Gardner, Mr. Magara, Mr. Oppenheimer, Mrs. Gerry, Dr. Fineg (Chair), and Mr. Jesse Chargualaf (Manager)

The ECC met for the first time on March 3, 2008 at 6:30 p.m., at which time Dr. Fineg was appointed as chairman.

During the period from March 2008 to February 2009, this committee was able to satisfactorily review, and ultimately approve, for final disposition by the Board of 17 properties, with concerns for the following items:

1. Cleaning greenbelt areas
2. New construction
3. Remodeling
4. Pool construction
5. Installation of privacy fences
6. Retaining wall construction
7. Property drainage
8. New decking/siding
9. Driveway widening
10. Landscaping

In conclusion, it is the consensus of the ECC that the Board establishes:

1. A firm timetable for completion of new construction or repair of structures with a penalty clause.
2. A process to work with our legal advisor and establish an enforcement level of authority that the ECC can effectively utilize.

In closing, I wish to thank the members of the ECC for their willingness, and sometimes-tried participation, to resolve the issues before us. I also wish to particularly thank Jesse for his attentiveness to the committee's needs and the ultimate resolution of all issues brought to our attention.

Sincerely,

Dr. Jerry Fineg, D.V.M.

## CMHOA Year in Review – 2008

1. Completed \$17.6K in capital improvement projects, which included updates to clubhouse kitchen, bathroom and interior painting; and, replacement of two bridges on walking paths by tennis courts. Replacement of the bridges was scheduled based on the Reserve Committee forecast. Also, completed \$4.2K in landscaping upgrades.
2. Managed finances well in tough economic conditions to yield \$21K increase in members' equity and maintain a healthy net operating margin (≈\$50K). Continued annual \$35K contribution to the Reserve Fund to ensure repair or replacement of CMHOA assets in coming years.
3. Ceased negotiation with Verizon Wireless on the installation of a cellular monopole facility in the Common Area above Mountain Villa Cove, which would have improved cellular reception in the area. The Verizon Wireless proposal had the potential of providing significant additional revenues for the Association, but the potential effects on CMHOA and neighboring residents were unknown. In addition, Verizon Wireless submitted various proposals in the past year, which included differing heights of the proposed monopole, changes in its location on the Common Area, and increases in the amount of space on the Common Area that would be occupied.
4. Continued events to build community. CMHOA had two community socials, the Summer BBQ and Winter Holiday Party. In addition, the CMHOA Egg Hunt, a children's event, was held in March; and, CMHOA participated in Austin's National Night Out program. All of these events were well-received by Association members.
5. Extended relationship with Austin Police Department and actively worked with APD Northwest Area Representative, David Knutson, to increase APD presence in CMHOA. Became member of APD online newsgroup, which provides crime alerts, crime prevention information, and news about APD events for the community.
6. Completed another year of CMHOA Newsletter publication, publishing three newsletters in 2008. Successfully transitioned newsletter printing to vendor, who has maintained quality at a reasonable cost. Advertising revenues remained flat in 2008 (about \$1K a year). Continued to use CMHOA web site to communicate with members and provide them with 24/7 access to information and events.
7. Continued to gather email addresses and contact information for owners in effort to develop email distribution list that can be used to send CMHOA event information, neighborhood crime alerts, etc.
8. Increased awareness of CMHOA in the larger Austin community by co-sponsoring Travis County District Attorney debate, participating in Austin Neighborhood Council business, working with Northwest Austin Civic Association on several issues (e.g., Stop Oak Wilt campaign), supporting Capital Area Food Bank by donating 134 pounds of food from CMHOA Holiday Food and Fund Drive, and creating a collection point for Town Lake Animal Shelter tennis ball program.
9. Continued work of Welcome Committee to provide homeowners with welcome baskets that contain information about CMHOA, gifts from local businesses, and fresh-baked bread and cookies. The focus of these efforts is to create relationships with new homeowners so they feel at home and welcomed to the community.