

DRAFT

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: March 9, 2009

Time: 6:30 pm

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

1. CALL TO ORDER: 6:30 pm. Present at the meeting were the Directors (Mr. Schley, Mr. Grant, Mr. Harrison, Mr. Dully, and Mr. Oppenheimer), the Manager (Jesse Chargulaf), the members of the Environmental Control Committee (Andrew Ma, Ronnie Gerry, Jerry Fineg, Chad Willman, and Gene Van Diver); and Patrice Arnold of Arnold & Associates.
2. Member Forum:
 - a. Tom Thomas pointed out that certain items on the Association website had not been updated to reflect the results of the resignation of two Directors and election of two new Directors at the February 18 Members Meeting. He also enquired as to the issuance of the most recent newsletter. As to the former, the President will contact the website master to make the necessary changes. As to the latter, Mr. Thomas was advised that the new news letter had been recently mailed and he should be soon receiving it.
3. Approval of Minutes:
 - a. Regular Board of Directors Meeting February 9, 2009:
Motion by Mr. Oppenheimer to approve the minutes as presented to the meeting, seconded by Mr. Harrison, and the motion was unanimously adopted.
 - b. Annual Board of Directors Meeting February 18, 2009:
Motion by Mr. Oppenheimer to approve the minutes as presented to the meeting, seconded by Mr. Harrison, and the motion was unanimously adopted.
4. Financial Report:
 - a. February Financial Statements:
Reviewed: The Treasurer reported that through February, the Association financial results were at or ahead of budget, with no specific items that were noteworthy.
 - b. Review of Delinquencies:
 - (i) Motion by Mr. Grant that Account 224 be referred to the Association's attorney for collection, seconded by Mr. Dully, and the motion was unanimously adopted.
 - (ii) The Directors instructed the Manager to approach the Association's attorney with respect to the action to be taken with respect to Account 16.
5. Manager's Report:
 - a. Reviewed: The Directors concurred with the actions taken by the Manager reported and concluded that there were no matters listed that required additional action on behalf of the Association.
6. Old Business:
 - a. Landscaping Contract Replacement:

Mr. Oppenheimer agreed to inspect the locations of references given by Earth Scapes and Advance Landscaping to determine the scope and quality of the landscaping work at these locations and report back to the Board.

b. Parking Area Lighting:

The President reported that he was in communication with Mr. Ma regarding the proposed work and would follow through with Mr. Ma with respect to undertaking it.

c. Irrigation Repairs:

The Manager reported that the repairs had been completed in accordance with the Directors' prior authorization. The Treasurer asked the Manager to make sure the Association's bookkeeper understood that the expenditures should be capitalized and not expensed.

7. Committee Reports:

a. Environmental Control Committee:

The Manager reported that the Committee had considered plans for improvements at 5907 Northwest Place and 4503 Twin Valley Circle. All wood portions on the outside of 5907 were power-washed and repainted with a darker shade of beige that closely match the limestone siding. At 4503, improvements were repair of the 2nd floor wood deck and modification of the walkway from the driveway to the front door. The front wooden steps to the front door will be modified to facilitate the raised walkway and incorporate black wrought iron railings

b. Communications Committee:

No report. The Directors noted that the newsletter had been recently issued.

c. Social Activities Committee:

No report. The Directors noted that the Easter Egg Hunt would be held on March 29.

d. Welcome Committee:

No report.

d. Reserve Committee:

Report given as part of Financial report

8. New Business:

a. Committee Appointments:

Motion by Mr. Oppenheimer to fill the vacant positions on the following committees as follows:

(i) Environmental Control Committee:

Chad Willman and Gene Van Diver to fill the two vacancies on the Committee

(ii). Communications Committee:

Kurt Joseph to the Committee

(iii) Social Activities Committee:

Kurt Joseph to the Committee

(iv). Welcome Committee:

Cathie Lockhart and Carol Blanchard to the Committee

(v). Reserve Committee:

Davison Grant and Kurt Joseph to the Committee

Mr. Harrison seconded, and the motion was unanimously adopted.

b. Engagement of Professionals:

(i) Mr. Harrison moved that the engagements of Mr. Fazio, as the Association architect, and Ms. Brown, as the Association's bookkeeper, under the existing terms be continued

and that Mr. Bounds be retained to prepare the Association's federal tax return for 2008, seconded by Mr. Grant, the motion was unanimously adopted.

C. Fine Policy, Procedures and process, Legal Aspects:

[The President asked that this agenda item be taken out of sequence and considered first during the meeting to accommodate the Association's attorney and the attending members of the Environmental Control Committee.] The Association's attorney described legislation proposed at the current session of the Texas Legislature pertaining to these issues. The Association's fine policy was circulated for review. A discussion followed. At the end of the discussion, the Directors agreed to table the matter for future consideration as deemed appropriate. Mr. Oppenheimer circulated for the Directors' consideration the fine policy for an association located near Houston.

5. ADJOURNMENT: Meeting adjourned at 8:29 pm.

Minutes submitted by the Board of Directors' Secretary/Treasurer, Davison W. Grant.

THESE MINUTES MUST BE APPROVED BY THE BOARD OF DIRECTORS.