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CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: April 14, 2009

Time: 6:30 pm

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

1. CALL TO ORDER. Present at the meeting were Directors Mr. Schley, Mr. Oppenheimer, and Mr. Dully; homeowner Mr. Thomas Clarke; and Manager Jesse Chargualaf.
2. MEMBER FORUM. Directors discussed with Mr. Thomas Clarke removal of the car tire on his second floor deck that are visible and considered unsightly by the adjacent homeowners on the northeast. Mr. Thomas Clarke said he will remove the tire and store it out of sight from his neighbors. He indicated that the tire is a toy that his children play with, but agreed to store it out of sight.

3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS' MEETINGS OF MARCH 9, 2009

Mr. Oppenheimer moved that the draft minutes be approved, seconded by Mr. Schley; the motion was unanimously adopted.

4. FINANCIAL REPORT

a. March 2009 Financial Statements

Reviewed. The Manager was asked about the office expense that seemed higher than normal. The Manager explained that the expenditures mostly reflected cost of printing and mailing of the newsletter.

b. Review delinquent accounts.

Reviewed. The Manager clarified that the \$6,745.78 total amount reported by the Bookkeeper for the month of March is actually \$2,762.39.

Account 16. Since the account had already been referred for legal collection and the homeowner did not respond to several letters sent by the attorney, the attorney advised that the Association file a claim at the Small Claims Court to recover all costs associated with the delinquency. Motion by Mr. Dully to authorize the Manager to file the claim; seconded by Mr. Oppenheimer; and the motion was unanimously adopted.

c. Adoption of Colonial Bank standard resolution on authorized signers on the Colonial Bank accounts. Mr. Dully moved to designate Mr. Schley, Mr. Grant, and Mr. Harrison as signers on the Colonial Bank accounts; seconded by Mr. Oppenheimer; the motion was unanimously adopted.

Mr. Oppenheimer moved that the standard Colonial Bank resolution regarding the designated signers be adopted; seconded by Mr. Dully and the motion was unanimously

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adopted. The Manager will forward the completed signature form resolution to Colonial Bank in Largo, Florida.

5. MANAGER'S REPORT

Reviewed:

- a. 6110 Twin Ledge Circle. The Board discussed an inquiry by a homeowner of pending repair to her driveway after completion of construction by the homeowner at 4607 Twin Valley Circle. The Manager will check and verify the extension period for completion of construction approved by the Board in November 2008.
- b. 4701 Twin Valley Drive and 4623 Twin Valley Drive. The Board discussed the concern expressed by the homeowner at 4701 over what seemed an unreasonably lengthy period for completing the remodeling/repair work at 4623. Since the focal point of 4701's complaints is mostly regarding construction debris, materials and the trailer and this issues has been resolved (the trailer moved, construction material stored out of sight, and debris removed), the Board advised the Manager to monitor the situation closely.
- c. 5920 NW Place. The Board directed the Manager to send a letter to the homeowner further reminding the homeowner that the contractor is no longer responsible and for the homeowner to comply with approved plan.

6. OLD BUSINESS

- a. Landscaping Contract Replacement

Reviewed. Mr. Oppenheimer moved to accept the bid from Proscape Landscaping at an annual cost of \$30,851.00 as the Association's replacement landscape provider; seconded by Mr. Dully; and the motion was unanimously adopted.

The Manager will transmit the signed contract to Proscape after obtaining the contract from Proscape and the Association president signs the document.

Contract with Greater Texas Landscape Services will be terminated as of May 16, 2009, and Proscape's contract is effective on May 17, 2009.

- b. Parking Area Lighting

The Manager reported to the Directors that project is ongoing.

- c. Fine Policy, Procedure and Process, Legal Aspects

Discussed briefly. Further discussion deferred to the next meeting.

- d. Homeowners' Interest in Association Activities

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Discussed, the Directors will look for ideas on getting homeowners more involved in the Association.

7. COMMITTEE REPORTS:

a. Environmental Control Committee

The Manager reported that the Committee is reviewing issues regarding 4701/4623 Twin Valley Drives and concerns expressed by the homeowner at 4611 Twin Valley Circle regarding 4609 Twin Valley Circle. The Manager indicated that the ECC will be seeking Board guidance.

b. Communication Committee. N/A

c. Social/Activities Committee. N/A, however the Manager was asked to contact Mr. Joseph and inquire regarding the next social event for the Association.

d. Welcome Committee. Discussed. The Manager reported that there was no recent activity, due to an absence of any new homeowners. The Manager was advised to let the committee know to send a welcome letter/basket to the homeowner at 4701 Hickory Hollow.

e. Reserve Committee. N/A

8. NEW BUSINESS

a. Complaint involving 4607 Lime Stone Circle. Addressed under Member Forum above.

b. Rock in Mt. Villa Drive Island. Discussed. The Manager will look into several ideas for improving the planted bed, including some decorative landscape rocks.

9. NEXT MEETING – May 11, 2009

8. ADJOURNMENT. Meeting adjourned at 8:03 pm.