

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: May 11, 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. Harrison, Mr. Oppenheimer, Mr. Grant and Mr. Dully; homeowners Jack Otto and Tom Thomas; and Manager Jesse Chargualaf.
2. MEMBER FORUM. See discussion under 7. Committee Reports e. Reserve Committee for matters raised by Mr. Otto and Mr. Thomas.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS' MEETINGS OF APRIL 14, 2009.

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

4. FINANCIAL REPORT
 - a. April 2009 Financial Statements

Reviewed.

Motion by Mr. Dully to approve the insurance package provided by the Association's insurance broker; seconded by Mr. Grant; the motion was unanimously adopted. At Mr. Dully's suggestion, Mr. Oppenheimer agreed to contact the insurance broker to see if a multi-year option were available to secure the currently offered insurance rates for a longer period than a year

Mr. Oppenheimer enquired as to the amount of Legal Other cost booked in April. This included legal fees for, among other things, the Association's attorney's attendance to participate in the discussion of the fine policy and related matters at the March Board Meeting. Mr. Oppenheimer proposed that the Association consider additional legal resources, especially with respect to attorneys who are active in real estate and homeowners association litigation. Mr. Dully agreed to act with Mr. Oppenheimer in conducting a search.

Mr. Oppenheimer noted that the ECC may require to make increased utilization of architectural services and that the amount budgeted for Architectural Review based on prior practices would not be adequate if that were to occur. The Directors agreed that if the ECC determines that additional architectural services are needed, the Board would support the availability of the necessary resources to the ECC.

- b. Review delinquent accounts.

Reviewed. The Manager indicated that the \$7,316.27 total amount reported by the Bookkeeper for the month of March is actually \$3,759.23 as of the date of the meeting.

Motion by Mr. Dully to refer to collection Four Account with arrearages of four months; seconded by Mr. Oppenheimer; the motion was unanimously adopted.

5. MANAGER'S REPORT

Reviewed: No matters that required further action by the Board were noted.

6. OLD BUSINESS

a. Parking Area Lighting:

The project has been delayed by the unavailability of Mr. Ma to assist in completion. The Manager was also advised by the Directors that the expenditures on the project were within the amount previously approved by the Directors and that no portion of the costs should be viewed to be the manager's responsibility.

c. Fine Policy, Procedure and Process, Legal Aspects

Since legislation was currently pending at the Legislature which might affect the authority of homeowners associations regarding fines and enforcement policy, the Directors deferred for the time being any further consideration of the matter.

d. Homeowners' Interest in Association Activities

The Directors discussed advertising on the Association web site and further steps that could be taken to complete certain pages on the website that are currently "under construction". The Directors also discussed the urgency of finding a replacement for Mr. Joseph for both the website management and the newsletter.

e. Rock in Mt. Villa Drive Island. Discussed. The Manager and Mr. Oppenheimer will continue to consider alternatives for improving the planted bed, including the use of decorative landscape rocks. The Manager will also consult with Proscape when it begins providing services with respect to this and other possible landscape improvements.

7. COMMITTEE REPORTS:

a. Environmental Control Committee

The Manager reported that the Committee had approved a remodeling at 5911 Mt. Bonnell Road to add 960 square feet of space.

The Manager reported that the homeowner at 4611 Twin Valley Circle had expressed concerns regarding potential encroachment of equipment at 4609 Twin Valley Circle.

The matter was discussed, and the President will communicate with the Chairman of the ECC with respect to it.

Mr. Oppenheimer requested that Mr. Ma should designate an alternative from the committee to appear and inform the board of the ECC's discussions in the event he is not able to attend the board meeting. The other Directors concurred.

- b. Communication Committee. The Manager reported that a newsletter has been drafted and will be circulated for completion and mailing later in May 2009. The Directors discussed various alternatives for encouraging interested homeowners in preparing the newsletter when Mr. Joseph ceases to do so.
- c. Social/Activities Committee. The Manager indicated that Mr. Joseph was working on an activity that will be announced in the newsletter.
- d. Welcome Committee. Closing documents were recently received for 4820 Twin Valley Drive, and the Manager will convey this information to the Committee.
- e. Reserve Committee.

Discussed were potential improvements for 2009 in view of the fact that correction of the drainage problem on Lime Stone Circle scheduled for 2009 cannot be evaluated as a result of the continued drought. One project discussed is replacement of the electrical conduit around the Clubhouse. The Manager was directed to consider obtaining indications of cost from appropriate electrical contractors. The Manager was also directed to obtain signs to indicate the location of the outside bathrooms from the swimming area.

Mr. Thomas asked the Board to consider steps to enhance the accessibility to the Clubhouse of handicapped persons. The Directors discussed that in the past when the Clubhouse was used as a polling place, a wooden ramp was available to make the Clubhouse handicapped accessible. That ramp no longer is available and the Manager was directed to look into construction of a replacement.

In light of the prior use of the Clubhouse as a polling place, Mr. Otto indicated that the current District 231 polling place will not continue to be available and asked whether the Association would again consider having the Clubhouse serve as the District 231 polling place. Mr. Otto will pursue this matter further with the election officials, and the Directors indicated that they would give the matter further consideration.

8. NEW BUSINESS

- a. Pending Legislation Potentially Affecting Homeowners Associations. Discussed. See 6. Old Business c. Fine Policy, Procedure and Process, Legal Aspects

9. NEXT MEETING – June 9, 2009

8. ADJOURNMENT. Meeting adjourned at 7:58 pm.