

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: June 8, 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; Environmental Control Committee (ECC) Chairman Ma; homeowners Kelly and Robert Kamm; and Manager Jesse Chargualaf.
2. MEMBER FORUM. Ms. Kamm requested advice and information with respect to recent planting of vegetation in the common area between Gold Flower Hollow and Balsam Hollow. The Manager explained that he had recently planted some jasmine primrose and mountain laurel bushes for restoration of vegetation screens that had previously existed, at requests from homeowners on Balsam Hollow. The Manager further explained that he had placed rocks around a drain cover that has become exposed as a result of erosion and possibly unauthorized baseball and soccer material in the common area. Ms. Kamm inquired whether consideration might be given to furnishing adjacent homeowners of notice before similar improvements were made in the common area. She also asked about the procedures for a homeowner proposing improvements to the common area. After discussion, the President requested the ECC Chairman to make further investigation of the matters raised by Ms. Kamm and report back to the President.
3. ECC COMMITTEE REPORT. Since the Chairman of the ECC was in attendance at the request of the Board of Directors, the President suggested that the ECC Committee report be taken out of sequence to avoid detaining the ECC Chairman while other matters were discussed. The ECC Chairman reported that the ECC had sent letters to four homeowners regarding their schedules and/or plans for conducting work on improvements on their property or failure to properly maintain their property. The four letters were circulated for the review of the Directors.
4. 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. Grant; the motion was unanimously adopted.

5. FINANCIAL REPORT
 - a. May 2009 Financial Statements
 - b. Review delinquent accounts.

Reviewed. The Manager indicated that the \$7,859.00 total amount reported by the Bookkeeper for the month of March is actually \$3,531.00 as of the date of the meeting.

Motion by Mr. Grant to refer to collection five accounts with arrearages of five or more months; seconded by Mr. Oppenheimer; the motion was unanimously adopted.

6. MANAGER'S REPORT

Reviewed: The following action was taken:

Mt. Villa Cove Gazebo Slab: The Board discussed the removal of the old gazebo concrete slab off of the Mt. Villa Cove top-most parking area and blocking off the staircase from Twin Valley Drive to the slab. Motion by Mr. Oppenheimer to authorize \$1,000 for removal of the slab and installation of a fence or other mechanism to block access to the staircase; seconded by Mr. Grant; the motion was unanimously adopted. Mr. Dully was authorized to work with the Manager on a definitive plan for the work and to report to the Directors by email on the approach decided by him and the Manager.

7. OLD BUSINESS

- a. Rock in Mt. Villa Drive Island. Discussed. Mr. Oppenheimer suggested that there were several locations in the Common Areas where the Association should ask ProScape, the Association's contract landscaper, to submit estimates for work related to removing debris or attending to vegetation. The Board authorized Mr. Oppenheimer to work with ProScape and the manager in obtaining such estimates.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee; See Item 2 above.
- b. Communication Committee. The Manager reported that a newsletter has been drafted and will be circulated for completion and mailing later in June 2009.
- 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. No report.
- e. Reserve Committee.

Discussed were the progress on obtaining signs for the outside bathrooms and the installation of a ramp for handicapped access. Rather than wait for word back from the voting place officials, the Board asked the Manager to go ahead and construct a suitable ramp.

9. EXECUTIVE SESSION: The Board of Directors went into executive session to discuss pending litigation and Director search for additional legal resources. Following the executive Session, the President directed the Manager to coordinate with the Association's attorney with respect to a collection case pending in justice of the peace court.

10. NEXT MEETING – July 13, 2009

11. ADJOURNMENT. Meeting adjourned at 8:05 pm.