

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: July 13, 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, Mr. Grant and Mr. Dully; homeowner Jack Otto; and Manager Jesse Chargualaf. Director John Harrison was not in attendance.
2. MEMBER FORUM. Mr. Otto reported that the Elections Board representatives had inspected the Clubhouse and determined that it was adequate to serve as a polling place. The Election officials will clean-up the Clubhouse after the election is held, so the use as a polling place should not increase the Association's cleaning costs. The Elections Board will also bear the cost of pouring a permanent wheelchair ramp, thereby eliminating the need to use a temporary ramp. The first use of the Clubhouse is contemplated to be at the primaries to be held in March 2010. Mr. Oppenheimer moved that the Board approve the use of the Clubhouse as a polling place; seconded by Mr. Grant; the motion was unanimously adopted.

3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS' MEETINGS OF JUNE 8 (REGULAR) AND JUNE 15 (SPECIAL), 2009.

Mr. Oppenheimer moved that the draft minutes of the June 8, 2009 regular meeting be approved; seconded by Mr. Dully; the motion was unanimously adopted.

Mr. Dully moved that the draft minutes of the June 15, 2009 special meeting be approved; seconded by Mr. Grant; the motion was unanimously adopted.

4. FINANCIAL REPORT

- a. June 2009 Financial Statements

Reviewed.

The Directors discussed the need to update the signatures on the Colonial Bank accounts, as this had not been done since the change in Directors as a result of the 2009 Annual Meeting. The Manager was directed to make the necessary arrangements to update the Directors' signatures on the Colonial Bank accounts.

- b. Review delinquent accounts.

Reviewed. The Manager indicated that the \$7,780.17 total amount reported by the Bookkeeper for the month of June is actually \$3,116.17 as of the date of the meeting.

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Motion by Mr. Grant to refer to collection account 227; seconded by Mr. Oppenheimer; the motion was unanimously adopted.

The Directors discussed two other accounts with arrearages of three or more months. One was under consideration to be included in enforcement actions under consideration by the Board regarding other covenant violations, and the other the Manager would be sending the final notice under the collection policy.

Mr. Grant made a motion that any collection matters in which final notice had been sent on behalf of the Association, but legal collection steps had not yet been commenced be transferred to the Association's recently retained attorneys, Armbruster & Brown; seconded by Oppenheimer, the motion was unanimously adopted.

5. MANAGER'S REPORT

Reviewed: The following action was taken:

The President will write a letter to Dr. Ghaffari informing him that damage to his property by vegetation on another owner's property was a matter that he should take up directly with that owner and was not a matter that the Association has jurisdiction under the covenants.

Mr. Schley made a motion that the Manager's report be approved; seconded by Mr. Dully, the motion was unanimously adopted.

6. OLD BUSINESS

- a. Proposals received from Proscape with regard to Mt. Villa island and removing dead, dying, or diseased vegetation from common areas

After discussion of the Proscape proposals, Mr. Grant moved that the Proscape proposal to remove dead, dying, or diseased vegetation in the common area at a cost of \$2,679.19 be approved; seconded by Mr. Oppenheimer; the motion passed 3 to 1.

After discussion of the nature of the work proposed, Mr. Oppenheimer moved that the Proscape proposal to make improvements to the Mt. Villa Island at a cost of \$1,239.46 be approved; seconded by Mr. Grant; the motion passed 3 to 1.

- b. Director search for additional legal resources

The President reported on the Association's retaining Armbruster & Brown as the Association's attorneys and the steps that were underway to provide Armbruster & Brown the relevant Association documentation so that they could provide advice to the Association as needed and perform the activities contemplated in the annual retainer. In addition Armbruster & Brown will review the covenants and other constituent documents of the Association and make preliminary recommendations regarding recommended modifications and improvements. In connection with this, Mr. Oppenheimer inquired what had been the outcome of the activities of the Committee

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Chaired by Mr. Otto that had looked into the question of possibly amending the covenants in 2006. Mr. Otto gave a short summary of the outcome of that endeavor.

c. Parking Area Lighting Update

Further work is pending on the parking lighting. Mr. Ma will install a new circuit breaker and final connections.

d. Mt. Villa Cove Gazebo Slab Removal

The Manager reported on the actions taken to close the staircase off. Mr. Parker has agreed to have the Gazebo slab broken up as part of the work on his new house.

e. Follow-up to issues raised at prior meeting Member Forum regarding common area improvements

Discussed.

7. COMMITTEE REPORTS:

- a. Environmental Control Committee. The ECC Chairman submitted a report discussing two matters: (1) follow-up on the issues raised at the prior regular meeting regarding the common area between Goldflower Hollow and Balsam Hollow and (2) the Parkers' progress on their plans to demolish their existing house and erect a new house.
- b. Communication Committee. The Newsletter was published on July 2, 2009. The next Newsletter is expected to be issued in late August or early September.
- c. Social/Activities Committee. The Summer BBQ has been announced for August 16 at 5 to 8 p.m. at the clubhouse. The event will include a dessert contest.
- d. Welcome Committee. The Committee sent out four welcome letters and received a favorable response from one. The Committee expected to schedule the welcome basket for delivery in late July.
- e. Reserve Committee.

The Committee Chairman solicited suggestions in which any aspect of the Association's physical assets could benefit from dedication of repair funds at this time, since the major project initially scheduled for 2009 under the reserve study, a parking area drainage improvement, could not feasibly be pursued as long as the current drought persisted, making it not possible to determine whether the factors that previously led to water seepage lifting the pavement continued to occur.

8. NEXT MEETING – August 10, 2009

9. ADJOURNMENT. Meeting adjourned at 8:04 pm.