

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: August 10, 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. Harrison, Mr. Grant and Mr. Dully; and Manager Jesse Chargualaf.
2. MEMBER FORUM. No member participated in the Member Forum.
3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS' MEETINGS OF JULY 13 (REGULAR) AND JULY 22 (SPECIAL), 2009.

Mr. Oppenheimer moved that the draft minutes of the July 13, 2009 regular meeting be approved; seconded by Mr. Harrison; the motion was unanimously adopted.

Mr. Oppenheimer moved that the draft minutes of the July 22, 2009 special meeting be approved; seconded by Mr. Harrison; the motion was unanimously adopted.

4. FINANCIAL REPORT

a. July 2009 Financial Statements

Reviewed. The Treasurer reported that the Association's financial results continue to exceed the budget in terms of increasing Member equity and that there were no items in the July financials that required discussion or comment.

- b. Review delinquent accounts. Reviewed. The Manager indicated that the \$7,888.17 total amount reported by the Bookkeeper as of the end of the month of July is actually \$2,292.77 as of the date of the meeting. No new accounts that warranted referral for collection under the Association's collections policy were identified as of the date of the meeting.

5. MANAGER'S REPORT

Reviewed: The Directors discussed the inquiry by the owner of 5806 Westslope Drive regarding trimming of trees on an adjacent property. The Manager reported that the trees in question were native trees that had not been planted by the owner of the adjacent property. Under the Association's policy, a basis for the Association to intervene or take action with respect to these trees.

6. OLD BUSINESS

- a. 4401 Jessamine Hollow: The President reported that the 30-day period in the Association's letter with respect to the owner correcting the outstanding violations of the Covenants will expire as of August 23, 2009. Mr. Oppenheimer stated that the Association should exercise the right to address directly the unacceptable aspects of the exterior of the premises and not wait for the owner to act. The Directors discussed this proposal. The President will inquire as of the Association's attorneys as to the right of the Association to clean up a property in the absence of the owner's acquiescence or consent.
- b. Mt. Villa Drive Island Improvements: Upon the Manager's request, the Directors agreed that the improvements approved at the July 13 meeting could be deferred until more clement weather establishes itself. Mr. Dully reported that he intends to look at the other work in the common areas approved at the July 13 meeting.
- c. Parking Area Lighting Update: The remaining work is for Mr. Ma to install a new circuit breaker and final connections.
- d. Follow-up to issues raised at prior meeting Member Forum regarding common area improvements: Mr. Grant proposed that an article in the Newsletter on the subject would be desirable. These matters were carried over to the next meeting.

7. NEW BUSINESS

- a. Swimming Area: Mr. Harrison made a motion that the Association acquire 2 or 3 sun umbrellas for the swimming pool area; the motion was seconded by Mr. Grant; the motion was unanimously adopted.
- b. Complaint by owners of 4607 Lime Stone Circle: The Directors discussed the complaint. The President will obtain the advice of the Association's attorneys on the complaint in the context of the record regarding the matters complained about. Mr. Harrison moved that the Association agree to forgive the \$500 fine assessed against the owners of 4605 Lime Stone Circle if they relocated the air conditioners installed in 2001 back to the location of the original units which were replaced at that time; seconded by Mr. Dully; the motion was unanimously adopted.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee. Mr. Dully reiterated the request that the ECC Chairman attend the Directors' regular meetings and provide a report of the committee's activities. The Manager reported that the ECC had approved a sprinkler system at 5825 Westslope Drive and a solar-panel installation at 5803 Westslope Cove.
- b. Communication Committee. The next Newsletter is scheduled to be issued towards the end of August. The deadline for articles is August 20.
- c. Social/Activities Committee. The Summer BBQ will be held on August 16 at 5 to 8 p.m. at the clubhouse. The event will include a dessert contest. The Directors discussed a

request to approve \$150 for live music for the event. After discussion, the Directors declined to approve funds for live music at the event.

- d. Welcome Committee. The Committee sent out five welcome letters and visited homeowners at three houses. Photographs of the three homeowners were provided to the Chairman of the Communications Committee for inclusion in the Newsletter.
 - 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 – September 14, 2009
9. ADJOURNMENT. Meeting adjourned at 7:30 pm.