

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: September 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, 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 August 10, 2009.

The Directors discussed two matters that were on the Agenda for the Meeting of August 10, 2009, and are included in the agenda for the September 14, 2009 Meeting under Old Business, items 6a and 6b. The actions taken regarding those matters are reported under Old Business, Items 6a. and 6b., below.

Following the discussion of these two matters, Mr. Grant moved that the draft minutes of the August 10, 2009 regular meeting be approved; seconded by Mr. Harrison; the motion was unanimously adopted.

4. FINANCIAL REPORT

a. August 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.

The Manager reported on: the progress in updating signers on the Compass Bank account; the closing of the Corus Bank CD; and the opening of a CD and Savings account at Austin Telco Federal Credit Union. Mr. Grant needs to stop by the Austin Telco office to complete the paperwork to becoming a signer.

b. Review delinquent accounts.

Reviewed. The Manager indicated that the \$8,554.87 total amount reported by the Bookkeeper as of the end of the month of August is actually \$2,804.47 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: Motion by Mr. Grant that the President prepare a letter to be hand delivered to the owner of 4710 Autumn Leaf Hollow informing the owner that the use of the area which was previously lawn to park vehicles violates the covenants and the applicable Austin Ordinance

No other matters requiring action by the Board were noted; the Manager's actions were viewed as appropriately addressing the matters listed.

6. OLD BUSINESS

- a. 4401 Jessamine Hollow: Discussed. Motion by Mr. Oppenheimer to authorize the Association's Attorneys to file the petition in district court seeking to enforce the violations of the covenants that were the subject of the demand letter sent to the owner of 4401 Jessamine Hollow in July; seconded by Harrison, the motion was unanimously adopted. The President will contact the Association's attorneys to file the petition with the Travis County District Court and initiate service of process on the owner of 4401 Jessamine Hollow, seconded by Mr. Harrison, the motion was unanimously adopted. Discussion followed on initiating daily fines for the violations included in the demand letter sent to the owner of 4401 Jessamine Hollow in July. The President will confer with the Association's attorneys with respect to this matter and report back to the members of the Board.
- b. Complaint by owners of 4607 Lime Stone Circle: Discussed. Motion by Mr. Oppenheimer that the Association's attorneys confirm that pursuant to the provisions of the covenants final disposition had previously been reached by the Association with respect to the matters complained about and that upon such confirmation, a letter be sent to the owners of 4607 Lime Stone Circle so informing them of such prior disposition; seconded by Mr. Dully; the motion was unanimously adopted.
- c. Follow-up to issues raised at prior meeting involving the policy on common area improvements: Motion by Mr. Dully to adopt a resolution stating:

"The Board reaffirms the highly restrictive no Encroachment designation of the Common Areas, as stated in the Covenants. This applies to the Improved and Wilderness designated areas.";

seconded by Harrison; amendment proposed by Mr. Grant failed for lack of a second; the resolution was unanimously adopted.
- d. Parking Area Lighting Update: The remaining work is for Mr. Ma to install a new circuit breaker and final connections.
- e. Update on proposal to install umbrellas in the swimming pool area: Mr. Dully requested the Board to reconsider its vote at the August 22, 2009 Meeting to purchase some umbrellas for the swimming pool area. No support for reconsideration was forthcoming from the other members of the Board.

7. NEW BUSINESS

- a. Demolition of 6118 Mt. Villa Cove: Discussed. The Manager was instructed to contact the owner that a special meeting will be held at 6:30 p.m. on September 21, 2009, to discuss the matter.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee. The ECC submitted a report that it had approved a modification for a room addition and to the swimming pool at 5911 Mt. Bonnell Hollow after some changes. The ECC report also mentioned that recycling bins did not appear to be removed on the day that the trucks collected the materials, and that the ECC will monitor the situation. The report also indicated that the ECC had received information regarding the steps related to the demolition of 6118 Mt. Villa Cove.
- b. Communication Committee. The draft of the next Newsletter is scheduled to be issued the week of September 14 and Board review was requested. The editor indicated that he expected adding two new advertisers.
- c. Social/Activities Committee. The National Night Out will be held on October 6, 2009. The Committee asked to reserve the Clubhouse on either December 13 or 20, 2009. The Directors requested the Manager to indicate to the Committee chairman that December 13 was the better date for the party.
- d. Welcome Committee. The Committee sent out three welcome letters and expected to send out an additional three based on an email from the manager. The Committee is also exploring information about interesting things to do in Austin to provide new homeowners and increasing the sources of 'goodies' to include in the welcome baskets.
- 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.

8. NEXT MEETING – October 12, 2009

9. ADJOURNMENT. Meeting adjourned at 8:17 pm.