

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: October 12, 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 September 14, 2009.

Mr. Grant moved that the draft minutes of the September 12, 2009 regular meeting be approved; seconded by Mr. Harrison; the motion was unanimously adopted.

4. FINANCIAL REPORT

a. September 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 September financials that required discussion or comment.

b. Review delinquent accounts.

Reviewed. The Manager indicated that the \$8,836.10 total amount reported by the Bookkeeper as of the end of the month of August is actually \$2,009.70 as of the date of the meeting. Mr. Dully enquired of the Manager as to the status of the account for 5844 Westslope Drive. The Manager stated that the property was in bankruptcy, a lien had been filed against the property by the Association, but the prospects of a recovery were probably remote given the liens, including taxes, which have priority. No other 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. Harrison that the Manager retain a licensed electrician to assist in the completion of the parking area lighting, the motion was seconded by Mr. Dully and was unanimously adopted. The Directors instructed the Manager to obtain bids for remediation of the drainage of water from 5900 Balsam Hollow into the street. The Directors also instructed the Manager to keep a record of any damage to the Common Area of off Mt. Villa Cove that might be damaged as a result of construction at 6110 Mt. Villa Circle, so the

owner could be requested by the Association to make appropriate restoration of the Common Area when the construction concluded.

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. The Association's attorneys advised the Board that it was not advisable to assess a fine on the owner of 4401 Jessamine Hollow given the circumstances related to the litigation commenced by the Association against the owner. Mr. Oppenheimer enquired whether the Association had received advice of counsel on the Association's rights to enter the property to clean up the exterior areas of the property. The President indicated that he had not and would follow-up with the attorneys with regard to that matter.
- b. 4512 Autumn Leaf Hollow: The President stated that a letter had been provided to the owner requesting the owner to remedy the breach of the Association's covenants related to the placing of gravel on the previously grassed area and parking vehicles on the area. The owner has 30 days to remedy the breach, and, if the owner does not, the Association can consider appropriate action to enforce the covenants. Also the actions of the owner violate the applicable City ordinance and consideration may be given to reporting the owner's violation to the City.
- c. Complaint by owners of 4607 Lime Stone Circle: Discussed. Mr. Oppenheimer enquired whether the Association had received advice of counsel the Association's attorneys confirming that pursuant to the provisions of the covenants final disposition had previously been reached by the Association with respect to the matters complained about. The President indicated that he had not and would follow-up with the attorneys with regard to that matter.
- d. 6110 Mt. Villa Cove Demolition: The manager reported on the status of the demolition activities. The Directors requested the Manager follow-up with the owner to obtain more definitive information regarding the demolition schedule.
- e. Update on proposal to install umbrellas in the swimming pool area: Swimming pool umbrellas are no longer in regular stock at stores, so the matter will not be pursued until next year closer to the commencement of traditional swimming season.

7. NEW BUSINESS

- a. Farmers Insurance Proposal: Mr. Harrison moved that the president enquire as to whether Farmers Insurance would be willing to provide a competitive bid for the Association's complete insurance package; seconded by Mr. Dully; the motion was unanimously adopted.
- b. 5918 Northwest Place: The Directors discussed the complaint by adjacent owners of the condition of the property. Mr. Dully and Mr. Harrison volunteered to approach the

owners of 5918 Northwest Place and explore their intentions to correct the substandard aspects of the condition of the property.

- c. Mt. Villa Cove Drainage: The Directors discussed the bid received from Connolly for the improvements to control drainage from the upper portion of Mt. Villa Cove to Lantana Hollow. The Manager was instructed to obtain an alternative bid incorporating the modifications discussed with the Manager.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee. The Chairman of the EEC submitted a report enquiring about the construction of a house which had commenced on 6110 Mt. Villa Circle. The Directors discussed the inquiry and confirmed that the plans for the construction had been previously approved by the ECC.
- b. Communication Committee. The President's report is needed so the next Newsletter can go to print. The final draft will be circulated when this item is received.

The directors discussed placing an item in the newsletter soliciting interest in a new Chairman for the Communications Committee. Mr. Oppenheimer volunteered to prepare that item.

- c. Social/Activities Committee. The National Night Out was held on October 6, 2009. The Holiday Party will be held on December 13.
- d. Welcome Committee. The Committee was prepared to provide welcome baskets for three new homeowners.
- 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 – December 14, 2009

9. ADJOURNMENT. Meeting adjourned at 7:49 pm.