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CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: November 9, 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; Manager Jesse Chargualaf; Rick Perkins of Farmers insurance; homeowners Jack Otto and Tom Thomas.
2. At the commencement of the Meeting, Mr. Oppenheimer stated that he was not satisfied with the response to date by the Association's management to the complaint by the owners of 4607 Lime Stone Circle and announced that he would not participate further in the meeting.

The President then indicated that Mr. Perkins of Farmers Insurance was in attendance and the Board would take out of order Item 7.e. Mr. Perkins then discussed the Farmers Insurance proposal for the Association's insurance requirements and took questions from the Board members. At the end of the discussion, Mr. Dully and Mr. Harrison indicated that they would further evaluate the Farmers insurance proposal and get back to Mr. Perkins regarding further information and/or questions they might have.

3. MEMBER FORUM. No member participated in the Member Forum.
4. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS' MEETINGS OF November 9, 2009.

Mr. Grant moved that the draft minutes of the November 9, 2009 regular meeting be approved; seconded by Mr. Harrison; the motion was unanimously adopted.

5. FINANCIAL REPORT

a. October 2009 Financial Statements

Reviewed. The Treasurer reported that the Association's financial results continue to be consistent with the budget; he also indicated that the reported results included depreciation expense in excess with what was budgeted and that he would get together with the Bookkeeper to ensure that the depreciation amounts properly reflect the Association's depreciable assets, given that as time passes, many assets were fully depreciated. Other than that, there were no items in the October financials that required discussion or comment.

b. Review delinquent accounts.

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Reviewed. The Manager indicated that the \$9,177 total amount reported by the Bookkeeper as of the end of the month of August is actually \$2,143 as of the date of the meeting. Mr. Dully enquired of the Manager as to the status of the account for 5644 West Slope Drive. Mr. Dully inquired as to two accounts that had partial payments, and the manager explained the circumstances related to these two accounts. The Directors agreed that no action was necessary under the Collection Policy with respect to any account.

c. 2010 Homeowners Assessments

The Manager reported that the President's letter had been signed and the coupon books would be mailed out by mid-November.

6. MANAGER'S REPORT

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

7. OLD BUSINESS

- a. 4401 Jessamine Hollow: Discussed, Mr. Dully indicated that as soon as the Association's attorney's indicated it would be appropriate, the Association should consider initiating discovery, including deposition of Ms. Ladd.
- b. 4710 Autumn Leaf Hollow: The Manager reported that he had requested the [police to periodically check on the situation and issue a citation under the applicable City ordinance. The Association will continue to monitor the situation as well.
- c. Complaint by owners of 4607 Lime Stone Circle: See discussion in Item 2 above. As a result of further discussion, Mr. Schley agreed to talk to the new owners of 4605 lime Stone circle and requested that Mr. Grant talk to the owners of 4607 Lime Stone Circle with respect to a resolution of the air conditioner placement matter.
- d. 6118 Mt. Villa Cove Demolition: The manager reported on that as of the date of the meeting, the workers were tearing down the upper floors.
- e. Update on 5900 Balsam Hollow drainage on to street: The Manager reported that the drainage improvement work would begin on 11/10/09, the costs is expected to be in the range of \$2,500 to \$2,900 based on the revised estimate provided by the contractor selected by the Directors for the project.
- f. Update on 5918 Northwest Place condition of property: The Directors reviewed the owner's letter in response to the letter from the Association indicating that he needed to resolve the substandard condition of the exterior of the house. The Directors agreed that the response was not satisfactory. Motion by Mr. Dully that the Association request the attorneys to commence preparing the papers for a formal complaint and demand that the owner comply with the Covenants; seconded by Mr. Harrison; the motion was unanimously adopted.

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- g. Update on Mt. Villa Cove drainage improvements; the Manager reported that Mr. Connelly did not recommend the modifications to his proposal which the Directors had discussed at the October meeting. Motion by Mr. Harrison that a French drain to Lantana Hollow be installed to divert the water coming down the hill; second by Mr. Harrison; the motion was unanimously adopted.
- h. Update on Farmers Insurance proposal: See discussion under Item 2 above.

8. NEW BUSINESS

- a. Van at Twin Ledge Circle: The complaint about commercial van at Twin Ledge Circle parked by a resident on the Circle was discussed. Since the van is used by a resident, the Directors agreed that a basis to prohibit parking there was lacking.
- b. 4703 Goldflower Hollow: The Directors discussed the request made by the owner of 4703 Goldflower Hollow to the Chairman of the Environmental Control Committee (EEC) for the Association to make improvements to the Common Area. The Directors agreed that the request did not provide a basis to warrant approval.
- c. Fine Policy: Discussed, the President was requested to obtain additional guidance from the Association's attorneys regarding the circumstances under which fines would be appropriate.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee. See item 8.b. above. Other than that no other matters were reported by the ECC.
- b. Communication Committee. A draft of the next Newsletter was expected so it could go out before Thanksgiving and provide advanced publicity for the Holiday Party.
- c. Social/Activities Committee. The Holiday Party will be held on December 13.
- d. Welcome Committee. The Manager provided the Committee with information pertaining to two recent closing that occurred in late October. He had not received a report from the Committee with respect to their October activities at this time.
- e. Reserve Committee. The Committee Chair solicited suggestions from the Manager and Directors as to physical assets of the Association that might merit refurbishment and restoration. The 5900 Balsam Hollow drainage project and the Mt. Villa Circle drainage project represent the current improvements contemplated by the Association.

8. NEXT MEETING – December 14, 2009

9. ADJOURNMENT. Meeting adjourned at 7:59 pm.