

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: February 8, 2010

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; homeowners Gordon Granger, Jack Otto, and Tom Thomas.

2. MEMBER FORUM. Mr. Otto announced that on March 2, the 2010 primary election for Precinct 231 will be held in the Association Clubhouse and described the steps that will be taken to hold the primary election at the Clubhouse on that day.

3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS' MEETINGS OF January 11, 2010.

Mr. Grant moved that the draft minutes of the January 11, 2010 regular meeting be approved; seconded by Mr. Oppenheimer; the motion was unanimously adopted.

4. FINANCIAL REPORT

a. January 2010 Financial Statements

Reviewed. The Treasurer reported that the Association's financial results were consistent with the budget and there were no items in the January 2010 financials that required discussion or comment.

b. Review delinquent accounts.

Reviewed. The Manager indicated that the \$8,601.97 total amount reported by the Association's Bookkeeper as of the end of the month of January is actually \$2,735.97 as of February 8. Motion by Mr. Grant that Account 22, which is five months in arrears be referred to the Association's attorneys for collection; seconded by Mr. Dully; the motion was unanimously adopted.

c. 2010 Budget.

Mr. Grant moved that the 2010 budget presented to the meeting be approved as reflecting the matters discussed at the January 11, 2010 meeting; Mr. Oppenheimer seconded the motion; the motion was unanimously adopted.

In connection with the discussion of the 2010 budget, the Directors discussed considering renewal of the contract with the Association's landscaping contractor, Proscape, which becomes month-to-month beginning in March.

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5. MANAGER'S REPORT

Reviewed: Other than the matters included in the report that are addressed in items a., b., d., e., and f. under 6. Old Business and item a. under 7. New Business below, the Directors did not note any matters that required further action.

6. OLD BUSINESS

- a. Planning for the Annual Meeting of the Members: The notice of the Annual Meeting to be held on March 10, 2010, together with proxies and ballots were mailed to the homeowners on February 3, 2010.
- b. 4401 Jessamine Hollow: Discussed: The deposition of the defendant was postponed at the request of defense counsel. The deposition will be rescheduled for sometime in March. The Manager reported that based on a surface water exclusion in the policy the prior insurer had declined coverage for the counterclaim.
- c. 4607 Lime Stone Circle: Discussed: the President reported that the homeowners are considering alternatives to resolution of the air conditioner placement.
- d. Update on 5918 Northwest Place condition of property: At the request of the Board, the homeowner attended and explained his plans involving the repair of the exterior of his house. Motion by Mr. Oppenheimer that the homeowner be given to March 30, 2010 to complete the repairs or the Association will consider initiating legal enforcement; seconded by Mr. Harrison; the motion was unanimously adopted.
- e. Lantana Hollow Drainage: The Directors discussed additional work involving lining the drainage ditch which the Manager had dug extending from the area adjacent to Lantana Hollow. The Manager was requested to obtain quotes from Jim Connally for lining the ditch with either concrete or with native limestone and mortar.
- f. Update on Insurance proposal: Janice Beck, the representative of the Association's insurance broker, had prepared suggestions for the Board on how the Association's insurance policy might be modified to reduce the cost by being better tailored to the Association's particular circumstances. Motion by Mr. Oppenheimer that the Association accept the modifications proposed by Ms. Beck; seconded by Mr. Harrison; the motion was unanimously adopted.

7. NEW BUSINESS

- a. Plant Replacement in Common Area: The Directors reviewed a proposal by the Association's landscaping contractor, Proscap, to replace plants at several locations in the Common Area where plants have died or are dying for \$1,007 plus sales tax of \$83. Motion by Mr. Oppenheimer that the Association accept the proposal; seconded by Mr. Harrison; the motion was unanimously adopted.

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- b. Clubhouse Furnishings Renovation: Mr. Oppenheimer reported that he expected to be able to acquire new furniture for the Clubhouse at a cost well within the amount approved for the 2010 budget

8. COMMITTEE REPORTS:

- a. Environmental Control Committee. No activity involving the ECC occurred during January 2010.
- b. Communication Committee. The next newsletter is planned to be ready to be issued before the Annual Meeting.
- c. Social/Activities Committee. No activities during January 2010. The next planned event is the Easter Egg Party scheduled for March 28, 2010.
- d. Welcome Committee. The Committee welcomed new homeowners on Jessamine Hollow. The Manager also provided the Committee with information as to a recent closing that occurred.
- e. Reserve Committee. Addressed as part of the 2010 Budget discussion in Item 4.c. above.

9. NEXT MEETING – March 8, 2010

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