

**CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC**

**MEETING OF THE BOARD OF DIRECTORS**

**Date:** March 8, 2010

**Time:** 6:30 pm

**Location:** CMHOA Clubhouse, 6007 Mt Bonnell Rd, Austin, TX, 78731

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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 Jack Otto and Tom Thomas.

2. MEMBER FORUM.

Mr. Otto reported on the 2010 primary election for Precinct 231 that was held on March 2 at the Association Clubhouse. He stated that 10 voting machines were available and that 540 voters voted. The polling place was generally busy during the day. Late in the day, a woman who was not in Precinct 231 came to the Clubhouse and, after she was advised that this was not her voting place, left. Shortly later the poll officials were advised that she had collapsed in the planting bed to the side of the walkway leading into the Clubhouse. Emergency help was called, and the polling officials attended to her until the emergency personnel arrived to assist her.

3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS' MEETINGS OF February 8, 2010.

Mr. Grant moved that the draft minutes of the February 8, 2010 regular meeting be approved; seconded by Mr. Oppenheimer; the motion was unanimously adopted.

4. FINANCIAL REPORT

- a. February 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 February 2010 financials that required discussion or comment.
- b. Review delinquent accounts. Reviewed. The Manager indicated that the \$8,375.97 total amount reported by the Association's Bookkeeper as of the end of February is actually \$2,829.977 as of March 5. No additional accounts were identified that required referral for collection.
- c. 2009 Audit. Discussed was the proposal from Bounds Chatelain & Pharr to conduct the audit. The President will discuss the proposal with Mr. Bounds to develop a better sense of the scope of the work proposed. The extension for the Association to file its 2009 tax return was filed by Mr. Bounds and was reviewed by the Directors.

5. MANAGER'S REPORT Reviewed: Other than the matters included in the report that are addressed in items c. d., and g. under 6. Old Business and item a. under 7. New Business below, the Directors did not note any matters in the Manager's report that required further action.

## 6. OLD BUSINESS

- a. Planning for the Annual Meeting of the Members: The final preparation for the March 10 Annual Meeting of the Members was reviewed. The Manager will tally the ballots, since the only matter requiring the tallying is the election of three Directors to the two-year terms beginning in 2010.
- b. 4401 Jessamine Hollow: Discussed: The deposition of the defendant was postponed at the request of defense counsel to March 25, 2010. Mr. Oppenheimer offered to attend the deposition as the Association's representative.
- c. Update on 5918 Northwest Place condition of property: The Manager reported on the progress of the work conducted by the homeowner. As decided at the February 8 meeting, the homeowner was given to March 30, 2010 to complete the repairs or the Association will consider its enforcement options.
- d. Lantana Hollow Drainage: Motion by Mr. Grant that the proposal by Jim Connelly, for \$2,333.99 to line the trench extending from the Common Area to Lantana Hollow with cut lime stone and mortar, including the curb cut, be approved; seconded by Mr. Oppenheimer; the motion was unanimously adopted.
- e. Update on Fine Policy: For the benefit of the Directors, Mr. Grant reported on the considerations outlined by Cary Helms of Armbruster & Brown on the implementation of the fine policy.
- f. Insurance proposal: Mr. Dully reported that the recommendations made by Janice Beck, the representative of the Association's insurance broker, and reported at the February 8 meeting, had been implemented.
- g. Update on Clubhouse furnishing renovation: The Manager reported that in late February and early March, new couches, easy chairs, table lamps, end tables, coffee table, and conference room chairs were delivered and the carpet steamed-cleaned. As of the meeting, Mr. Oppenheimer reported that the expenditures amounted to approximately \$6,750 and that the pending acquisition of four 6-foot tables would complete the project. Motion by Mr. Dully to approve an amount of \$7,500 for the complete project; seconded by Mr. Harrison; the motion was adopted unanimously.

## 7. NEW BUSINESS

- a. Mt. Bonnell entrance sign replacement: Discussed. The Manager reported that he had an estimate from Chapman Carved Signs of \$1,177.00 to replace the existing sign. The Directors decided to defer action on this matter, as the Association might want to consider modifying the signs as part of potential "rebranding" of the area.

## 8. COMMITTEE REPORTS:

- a. Environmental Control Committee. During February, the Committee approved the replacing of roofing materials and the installation of an overhang over the clerestory windows at 4609 lime Stone Circle and the addition of low limestone walls at 4712 hickory Hollow as part of the installation of xeriscape at the property. The new Committee will need to be appointed after the Annual Meeting of the Members. Mr. Ma and Ms. Gerry have indicated that they will not continue as members. Mr. Magara has indicated his willingness to serve as the Chairman. Current members, Mr. Van Diver and Mr. Willman are willing to continue to serve, and Mr. Blanchard has indicated his interest in serving.
- b. Communication Committee. The Annual Meeting Agenda, ballot, candidate information, and information on the Easter Egg Hunt were posted on the website. The Winter newsletter was mailed after being picked up on March 6. Mr. Joseph indicated to the Manager that he will be checking with a homeowner who may be interested in being the Newsletter editor.
- c. Social/Activities Committee. The next planned event is the Easter Egg Party scheduled for March 28, 2010. Mr. Joseph has indicated that he needs to relinquish his role with the Committee. The Manager will look after the Easter Egg Hunt on March 28. In the meantime, the Directors will seek to develop arrangements to allow the social activities to continue through the participation of willing persons.
- d. Welcome Committee. The Committee has distributed six baskets so far during 2010. At this rate, it is likely that the Committee will exceed its performance during 2009 of 15 baskets, which was the maximum so far. Ms. Harrison has offered to volunteer for the Committee.
- e. Reserve Committee. The Committee Chairman requested that the Directors and the Manager make recommendations on Association property that might benefit from repair or replacement. The projects that had been included in the 2010 budget for the most part are complete.

9. NEXT MEETING – April 12, 2010

10. ADJOURNMENT. Meeting adjourned at 7:21 pm.