

CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC

MEETING OF THE BOARD OF DIRECTORS

Date: April 12, 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. Harrison, Mr. Grant and Mr. Dully; Manager Jesse Chargualaf.

2. MEMBER FORUM.

No member attended, so there was no member forum.

3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS' MEETINGS OF March AND MARCH 10, 2010.

Mr. Grant moved that the draft minutes of the March 8, 2010 regular meeting of the Directors be approved with certain changes; seconded by Mr. Harrison; the motion was unanimously adopted.

Mr. Grant moved that the draft minutes of the March 10, 2010 annual meeting of the Directors be approved; seconded by Mr. Dully; the motion was unanimously adopted.

4. FINANCIAL REPORT

- a. March 2010 Financial Statements. Reviewed. The Treasurer noted that the bookkeeper had entered a salary payment twice; this will be corrected in the preparation of the April 2010 financial statements. The President enquired about the entry on the balance sheet for a Washington Mutual checking account. The Manager was directed to advise the bookkeeper that such account had been closed in 2009. Other than correction for these two matters, the Association's financial results were consistent with the budget and there were no other items in the March 2010 financials that required discussion or comment.

- b. Review delinquent accounts. Reviewed. The Manager indicated that the \$9,966.97 total amount reported by the Association's Bookkeeper as of the end of March is actually \$3,646.97 as of April 7. No additional accounts were identified that required referral for collection.

- c. 2009 Audit. The Association is awaiting receipt of the proposal from Bounds Chatelain & Pharr to conduct the audit.

5. MANAGER'S REPORT: Reviewed: Other than the matter included in the report that is addressed in item b under 6. Old Business, the Directors did not note any matters in the Manager's report that required further action.

6. OLD BUSINESS

- a. Pending enforcement matter involving 4401 Jessamine Hollow: Discussed: The deposition of the defendant was held on March 25, 2010. Following the completion of the deposition, the Association's attorney had provided the Directors with an outline of the next steps that could be taken in the enforcement action. The matter was discussed in executive session and the President will convey to the Association's attorney the Directors' decisions as to the next steps.
- b. Update on 5918 Northwest Place condition of property: The manager reported on the progress of the work conducted by the homeowner. The work was not completed and the owner has left on a cruise and will not return until May 29. Mr. Dully recommended that the owner be invited to the June Directors meeting. The other Directors concurred with Mr. Dully's recommendation.

7. NEW BUSINESS

- a. Post-Annual Meeting appointment of new committee members:
 - i. Environmental Control Committee: Mr. Grant moved to appoint Al Magara as Chairman of the ECC and Lee Blanchard, Andrew Ma, and Gene Van Diver as members of the ECC be ratified; seconded by Mr. Harrison; the motion was unanimously adopted.
 - ii. Social Activities Committee: Mr. Grant moved that Karin Powdermaker be appointed as a member of the Social Activities Committee; seconded by Mr. Schley; the motion was unanimously adopted.
 - iii. Communications Committee: Mr. Grant moved that Kurt Joseph be appointed as a temporary member of the Communications Committee; seconded by Mr. Dully; the motion was unanimously adopted.
 - iv. Welcome Committee: Mr. Grant moved that Cathie Lockhart, Carol Blanchard, and Judy Harrison be appointed as members of the Welcome committee; seconded by Mr. Dully; the motion was unanimously adopted.
 - v. Reserve Committee: Mr. Dully moved that Davison Grant be appointed as a member of the Reserve Committee; seconded by Mr. Schley; the motion was unanimously adopted.
- b. Post Annual Meeting Administrative matters:
 - i. The President awarded to the manager and Gay, his wife, gift certificates in appreciation for the extraordinary services provided by both of them for the betterment of the Association and its members.
 - ii. Mr. Dully moved that a 3% increase in the Manager's salary be approved for 2010, retroactive to January 1, 2010; seconded by Mr. Harrison, the motion was unanimously adopted.

8. COMMITTEE REPORTS:

- a. Environmental Control Committee. During March, the Committee approved a proposal for the installation of an in-ground pool and spa at 5909 Lookout Mountain Drive.
- b. Communication Committee. Mr. Joseph indicated to the Manager that following the Annual Meeting, he will be preparing the Spring edition of the Newsletter.
- c. Social Activities Committee. The CMHOA Egg Hunt was held on March 26, 2010 attended by 30 children.
- d. Welcome Committee. The Committee will be welcoming two new homeowners on Autumnleaf Hollow and Lantana Hollow.
- 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 were for the most part complete.

9. NEXT MEETING – May 10, 2010

10. ADJOURNMENT. Meeting adjourned at 7:48 pm.