

**CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC**

**MEETING OF THE BOARD OF DIRECTORS**

**Date:** May 10, 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. Harrison, Mr. Grant, Mr. Dully and Mr. Oppenheimer; Manager Jesse Chargualaf; Environmental Control Committee (ECC) members Al Megara, Lee Blanchard, and Andrew Ma.

[In light of the attendance at the meeting of the ECC members, the President proposed that after the member forum, Item 8.a, the ECC Report, be taken up.]

2. MEMBER FORUM.

No member attended, so there was no member forum.

3. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS' MEETING OF APRIL 12, 2010.

Mr. Grant moved that the draft minutes of the March 12, 2010 meeting of the Directors be approved with certain changes; seconded by Mr. Schley; the motion was unanimously adopted.

4. FINANCIAL REPORT

- a. April 2010 Financial Statements. Reviewed. The Treasurer noted the Association's financial results were consistent with the budget and there were no other items in the April 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 \$2,838 as of May 6. No additional accounts were identified that required referral for collection.
- c. 2009 Audit. The Manager provided the Directors with the engagement letter with Bounds Chatelain & Pharr to conduct the audit signed by the President.

5. MANAGER'S REPORT: Reviewed: Other than the matters included in the report that are addressed in Items d and e under 6. Old Business and in Item a of 7. New 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: Mr. Oppenheimer proposed that the Association's attorneys, Armbrust & Brown, be instructed to go forward with setting a date for the jury trial and to initiate the other steps preliminary

to a trial as discussed in the attorney's memorandum following the defendant's deposition in March. The other Directors concurred with Mr. Oppenheimer's proposal, and Mr. Grant offered to contact the Association's attorneys to go forward as discussed by the Directors.

- b. Update on 5918 Northwest Place condition of property: Discussed: Motion by Mr. Oppenheimer that the Association's attorneys, Armbrust & Brown, prepare a letter to be delivered to the homeowner when he returns from his trip aboard on May 29, indicating that he had failed to complete the repairs and restoration work to the exterior of his house by the agreed date of March 31 and that penalties will commence accruing until the work is completed; second by Mr. Harrison; the motion was unanimously adopted. The President and Mr. Dully agreed to contact the Association's attorneys to have them prepare the letter.
- c. Entrance signs to Association area: The Manager reported that Ms. Blanchard had offered to meet with the sign company to review possible designs for entrance signs with guidance from the Directors. The Directors discussed possible inclusion of "No Soliciting" signs with the new entrance signs. The Manager responded that the entrance streets were public streets and that to be effective, a "No Soliciting" sign needed to be on private property, such as on the Association's private streets. The Directors decided to investigate possible examples of signs from other homeowners' association areas that might be appropriate and revisit the matter at the next meeting.
- d. Landscaping of area in Lantana Hollow that suffered erosion in the fall of 2009: The Manager reported that the deer had denuded the area in which grass had been put down over the eroded portion of the common area adjacent to Lantana Hollow. Motion by Mr. Grant that the Manager be authorized to spend up to \$700 to have Proscap, the Association's landscape contractor, install Nandina (which has proved to be deer-proof once it is established) to stabilize the area and prevent erosion; second by Mr. Harrison; the motion was unanimously adopted.

## 7. NEW BUSINESS

- a. Landscape improvements: The Manager reported that a Black Jack Oak in the common area adjacent to Lookout Mountain Drive had died and needed replacement. He further reported that flower beds on Mt. Bonnell Cove, Mountain Villa Cove, and Autumnleaf Hollow, and in front of the Clubhouse needed replanting. Motion by Mr. Grant that the Manager be authorized to spend up to \$800 to perform the landscaping work identified; second by Mr. Harrison; the motion was unanimously adopted.
- b. Pool umbrellas: The manager was asked for an update as to implementation of the directors' prior authorization for pool umbrellas. He indicated that he would be buying two umbrellas to be placed on the pool deck in accordance with the prior authorization.

## 8. COMMITTEE REPORTS:

- a. Environmental Control Committee. The Committee Chairman reported that no ECC issues had come up so far since the Annual Meeting. The President requested that avenues of communications be kept open as matters came up in the future.

- b. Communication Committee. The Manager reported that Mr. Joseph was in the process of drafting the Spring edition of the Newsletter.
- c. Social Activities Committee. No report.
- d. Welcome Committee. No report.
- 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 – June 14, 2010

10. ADJOURNMENT. Meeting adjourned at 7:58 pm.